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GENERAL PLAN
HOUSING ELEMENT
AMENDMENT

CITY
OF
SOUTH SAN FRANCISCO

Approved by Planning Commission
June 14, 1984/July 12, 1984
Resolution No. 2344

Adopted by City Council
July 25, 1984
Resolution No. 108-84

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ASSESSMENT OF HOUSING NEEDS/INVENTORY OF RESOURCES AND CONSTRAINTS

Statutory Requirements : Population, Employment and Housing Needs

California Government Code CGC section 65583(a)(1) requires a housing element to contain an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with CGC section 65584.

Population Trends. South San Francisco was incorporated in 1908 and by 1920 the city had grown to a population of slightly more than 4000. By 1970 the City had grown to over 46,000 persons. Since 1970 the annual average rate of growth has been 2.5 percent. This rate of growth compares to an average County-wide increase of 5.7 percent and an overall increase in the Bay Area of 8.9 percent.

The annual average rate of growth in South San Francisco is expected to slow to less than 1 percent by the year 2000. The historic population trends and regional projections are shown in Tables H-1 and H-2.

The Census Areas Map, Exhibit A, shows the delineation of census tracts within the city limits. These areas are used to aggregate data collected in the 1980 Census. Throughout this element, census tracts are referenced in order to provide a more detailed description of socio-economic characteristics within South San Francisco.

Age Characteristics. The most noticeable trend in age groups over the past decade, both in South San Francisco and in the County, has been an overall aging of the population. The percentage of children under 14 has decreased while the percentage of seniors 65 and over has increased.

In 1980 the senior citizen residents in South San Francisco were fairly evenly distributed throughout the community. Census Tract 6024 had a higher percentage of seniors than any other census tract. Census Tracts 6025 and 6026 had the lowest percentage of senior households. The age characteristics of South San Francisco are exhibited in Table H-3.

Ethnic and Racial Characteristics. Between 1970 and 1980 the proportion of whites/caucasians in South San Francisco has decreased. The percentage of other racial and ethnic groups has increased with the highest increases in the Asian and Hispanic populations. Smaller increases have been registered in the Black population. Racial and ethnic characteristics of the South San Francisco population are shown in Table H-5.

Employment Characteristics

Employment Pattern. Employment patterns have shifted somewhat since 1970, particularly in regard to the number of women entering the labor force. The percentage of female population (over age 16) belonging to the labor force increased substantially from 47 percent in 1970 to 62 percent in 1980. The percentage of male population belonging to the labor force declined from 84 percent in 1970 to 74 percent in 1980. This compares to County-wide 1980 figures of 81 percent of the male population belonging to the labor force, and 59 percent of the female population included in the labor force. Please see Table H-5.

Type and Location of Employment. The most frequent occupation types given by South San Francisco residents in 1980 were clerical jobs and craftsman occupations. The other frequently held occupations included Sales, Service Workers, Managers and Professionals. Employment by occupation statistics are shown in Table H-6.

The largest job market for South San Francisco residents is in the SMSA* central cities of San Francisco/Oakland. The next largest job market in 1980 was South San Francisco.

Employment Projections. According to the Association of Bay Area Governments (ABAG) publication Projections '83 employment opportunities in South San Francisco will increase until the year 2000. The rate of growth is projected to slow from its currently projected rate of 9.2 percent to 7.4 percent by the year 2000. This represents an average annual increase of 160 jobs. These projections are shown in Tables H-8 and H-9.

Housing Needs

The Association of Bay Area Governments (ABAG), in their publication titled Housing Needs Report, has determined the existing and projected housing need for the Bay Area region. They have also calculated, for cities and counties, a share of such need. The "Existing Housing Need" is defined as the housing need for the Bay Area and its counties and cities in 1980. The 1980 existing housing need for San Mateo County was 3,569 housing units and for South San Francisco was 104 housing units.

"Projected Housing Need" figures represent the projected share of the region's housing need. The projected need numbers include existing need for 1980 and a projection for the years 1980 to 1990. The ABAG housing needs projections are exhibited in Table H-12.

* SMSA - Standard Metropolitan Statistical Area as defined by the U.S. Census Bureau.

The projected increase in housing needed, 2166 units over a 10 year period from 1980 to 1990, translates to a rate of 217 units per year, much higher than the average of 126 units per year which were constructed during the 4-years from 1980 through 1983.

The South San Francisco City Council considered the ABAG Housing Needs numbers and the proposed income distribution in draft form. The Council accepted the total housing needs number but rejected the income distribution allocations. The income distributions were rejected for the following reasons:

- A. The distribution would serve to perpetuate existing patterns of housing inequity in the region. Further, the income allocation would negatively impact the City of South San Francisco by requiring a higher than reasonable proportion of lower income housing units. This would be contrary to the provisions of California Government Code Section 65584(a) which seems to reduce further impaction of communities with relatively high proportions of low and moderate income households.
- B. The distribution is neither practical nor feasible considering present economic conditions (e.g. high interest rates) and limited Federal and State housing subsidies.
- C. The distribution is both unfair and inequitable in that cities which have, in the past, done a good job in providing housing for low and moderate income families are being required to do more in the future. Those cities which have, in the past, provided little or no housing for these income groups are being required to make a minimal effort in the future. This is also contrary to State law as indicated in A above.
- D. The distribution is based on arbitrary criteria in that it ignores current policies of the City which seek to upgrade existing housing stock and encourage a higher quality of housing in the future.
- E. The distribution ignores the relationship between incomes of households and the current availability of lower cost housing in the community as documented in the 1980 U.S. Census.

This action was formalized by adoption of City Council Resolution No. 155-83, "A Resolution Accepting the Total Housing Needs Number in the ABAG Housing Needs Report, and Rejecting the Income Distribution Allocations", adopted October 19, 1983 attached as Exhibit "B". ABAG rejected the City's revision to the income allocation figures. The City used the ABAG figures for planning purposes.



EXHIBIT A

TABLE H-1 HISTORIC POPULATION TRENDS AND PROJECTIONS

YEAR	POPULATION	SOURCE
1920	4,411	U. S. Census
1930	6,193	U. S. Census
1940	6,290	U. S. Census
1950	19,351	U. S. Census
1960	39,418	U. S. Census
1970	46,646	U. S. Census
1975	47,950	California Department of Finance
1980	49,393	U. S. Census
1981	50,103	California Department of Finance
1985	51,400	ABAG "Projections '83"
1990	53,500	ABAG "Projections '83"
1995	53,600	ABAG "Projections '83"
2000	53,700	ABAG "Projections '83"
Full Buildout	65,000	General Plan

TABLE H-2 RECENT TRENDS IN LOCAL AND REGIONAL POPULATION

YEAR	SOUTH SAN FRANCISCO	SAN MATEO COUNTY	BAY AREA
1970 ¹	46,646	556,234	4,174,562
1980 ²	49,393	558,164	4,547,792
1990 ³	53,500	607,100	5,745,000

Source: 1 U.S. Census 1970
 2 U.S. Census 1980
 3 ABAG "Projections '83"

TABLE H-3 AGE CHARACTERISTICS

AGE GROUPS (TOTAL POPULATION)	SOUTH SAN FRANCISCO 1970%	SOUTH SAN FRANCISCO 1980%	SAN MATEO COUNTY 1970%	SAN MATEO COUNTY 1980%
0-14	30.6	20.8	26.4	19.0
15-24	17.0	19.2	17.1	17.0
25-34	13.2	17.2	13.7	18.0
35-44	13.6	12.0	12.4	13.0
45-54	13.0	12.0	14.1	12.0
55-64	7.6	10.6	8.6	11.0
65+	5.0	8.3	7.7	10.0

Source: 1980 Census

TABLE H-4 RACIAL AND ETHNIC GROUPS

GROUP	SOUTH SAN FRANCISCO (1980)	SAN MATEO COUNTY (1980)
White	71.8%	78.1%
Black	4.0	6.0
Asian/Pacific Islander	13.7	9.6
American Indian/Native American	0.7	0.4
Other ¹	<u>9.8</u>	<u>5.9</u>
Total	100.0%	100.0%
Latin American/ Spanish Origin ²	22.2%	12.5%

Source: 1980 U.S. Census

¹ Includes all races not specifically identified.

² Persons of Spanish Origin are counted in "Spanish Origin" regardless of race. The percentage is drawn from a cross-section of the other racial categories.

TABLE H-5 EMPLOYMENT/UNEMPLOYMENT

	<u>Persons 16+</u>		<u># in Labor Force</u>		<u># Employed</u>		<u># Unemployed</u>		<u>% Unemployed</u>	
	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980
Male	15,286	17,783	12,864	13,076	12,244	12,434	496	642	3.8	4.9
Female	16,096	20,007	7,586	12,412	7,252	11,969	330	443	4.4	3.6
TOTAL	31,382	37,790	20,450	25,488	19,496	24,403	826	1,085	4.0	4.3

Source: 1980 U. S. Census

TABLE H-6 EMPLOYMENT BY OCCUPATION

OCCUPATION TYPE	1970 NUMBER EMPLOYED	1980 NUMBER EMPLOYED	1970 PERCENT* CITYWIDE	1980 PERCENT* CITYWIDE
Professional	1,822	1,763	8.42	6.76
Managers	1,481	2,280	6.84	8.75
Technicians	986	758	4.56	2.91
Sales	1,413	2,893	6.52	11.10
Clerical	5,795	7,357	26.78	28.25
Craftsman	3,370	3,577	15.57	13.73
Operations (except Transport)	2,247	1,374	10.38	5.27
Transport	1,367	1,342	6.31	5.15
Laborers (except Farm)	937	1,421	4.32	5.45
Farming	86	293	0.39	1.12
Service Workers	2,054	2,911	9.48	11.18
Private Household	87	77	0.40	0.29
TOTAL	21,645	26,046		

Source: 1980 Census, Sample Count

* Percentage may not equal 100 due to rounding.

TABLE H-7 PLACE OF EMPLOYMENT

<u>PLACE WHERE EMPLOYED</u>	<u>1980 PERCENT OF WORKERS REPORTED</u>
San Francisco/Oakland	43%
South San Francisco	33
Elsewhere in San Mateo County	21
Outside San Mateo County	<u>3</u>
	100%

Source: 1980 U. S. Census

TABLE H-8 EMPLOYMENT PROJECTIONS

YEAR	TOTAL EMPLOYMENT	INCREMENTAL GROWTH	PERCENT GROWTH
1980	32,054		
1985	35,000	2,946	9.2
1990	38,100	3,100	8.9
1995	41,800	3,700	8.9
2000	44,900	3,100	7.4

Source: Projections '83, Association of Bay Area Governments

TABLE H-9 LOCAL EMPLOYMENT PROJECTIONS BY INDUSTRY SECTOR

<u>EMPLOYMENT</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Agriculture and Mining	255	220	200	200	200
Manufacturing, Wholesale	12,143	12,870	13,640	14,750	15,570
Retail	4,635	5,110	5,690	6,570	7,170
Services	5,317	5,640	6,250	6,900	7,520
Other	9,704	11,210	12,360	13,360	14,440

Source: ABAG, Projections '83

TABLE H-10 TRAVEL TIME TO WORK

	TRAVEL TIME IN MINUTES							
	Under 5	5-9	10-14	15-19	20-29	30-44	45-59	60 Over
Number of Workers*	291	2,645	3,860	4,873	6,115	4,922	1,376	1,066

Mean Travel Time = 21.9 minutes

* Does not include those who work at place of residence.

Source: 1980 U. S. Census, Sample Count

TABLE H-11 MEANS OF TRANSPORTATION TO WORK

	Drive alone in Car Truck	Carpool				Public Transp.	Walk	Other	Work at Home
		2 Per- sons	3 Per- sons	4 Per- sons	5 or more Persons				
Number of Workers	16,870	3,752	1,019	272	151	2,065	537	478	240
% of Workers Report- ing	67	15	4	1	<1	8	2	2	1

Source: 1980 U. S. Census, Sample Count

TABLE H-12 SOUTH SAN FRANCISCO PROJECTED HOUSING NEED, ABAG DETERMINATION

1990 PROJECTED HOUSEHOLDS	TOTAL AVAILABLE HOUSING NEEDED IN 1990	1980-90 PROJECTED INCREASE IN HOUSING NEEDED (TOTAL)	ABOVE MODERATE	MODERATE	LOW	VERY LOW
19,400	20,161	2,166	931	477	347	411

Sources: ABAG "Projections '83"

ABAG "Housing Needs Determinations, San Francisco Bay Region," July 1983

For further discussion of the City's position please see Exhibit "B" attached.

Statutory Requirements : Housing and Household Characteristics

California Government Code section 65583(a)(2) requires a housing element to contain an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

Housing and Household Characteristics

Housing Units and Mix. A total of 17,995 housing units were counted in South San Francisco during the 1980 Federal Census, 3,712 units more than in 1970. The Census figures further revealed that the average household size was 2.74 persons per occupied unit, a significant decline from the 1970 average household size of 3.27. A detailed breakdown of occupancy status and household size by type of dwelling unit is provided in Table H-13.

TABLE H-13 NUMBER OF UNITS, TYPE OF UNITS AND HOUSEHOLD SIZE

YEAR	ALL UNITS	PERCENT SINGLE FAMILY	PERCENT MULTI- FAMILY	NUMBER VACANT	PERCENT VACANT	POPULATION PER OCCU- PIED UNIT	TOTAL POPULATION
1980	17,995	76%	24%	461	2.56%	2.74	49,393

Households. In the 1980 Census, the term "household" is defined as the person or persons occupying a housing unit. This general category includes families which are defined as two or more persons, including the householder, who are related by birth, marriage, or adoption and who live together as one household. Traditional family situations represent 82 percent of all households. Other family situations account for 14 percent of total households, and include male or female households with no spouse. Non-family household, and e.g., one person households, account for the remaining 4 percent of households.

TABLE H-14 PERSONS BY HOUSEHOLD TYPE

YEAR	MARRIED COUPLE FAMILY AND ONE PERSON HOUSEHOLD	OTHER, FAMILY ¹	NON-FAMILY ² HOUSEHOLD
1980	14,308	2,463	763

1 Male or female household with no spouse.

2 Group quarters, etc.

Source: 1980 U.S. Census

Level of Payment/Ability to Pay. The California Department of Housing and Community Development has provided communities with a "Methodology for Calculating Lower Income Overpayment." This methodology has been used to assemble Table H-15 and H-16, using 1980 Census Data.

TABLE H-15 RENTER HOUSEHOLD INCOME BY GROSS RENT AS A PERCENT OF INCOME IN 1979

Rent as % of Income	\$ 0- 4,999	\$5,000- 9,999	\$10,000- 14,999	\$15,000- 19,999	\$20,000 or more	Total
0-19%	7	68	97	399	1,809	2,380
20-24%	40	121	187	319	438	1,105
25-34%	87	171	468	171	179	1,076
35% +	525	654	399	149	23	1,750
Not Computed	<u>103</u>	<u>20</u>	<u>35</u>	<u>0</u>	<u>18</u>	<u>176</u>
Total	762	1,034	1,186	1,038	2,467	6,487

Total Household
Overpaying = 2,528

Source: 1980 U.S. Census, Sample Count

The boxed figures in Table H-15 represent the total number of lower-income renters, plus those renters in the income range from \$18,500 (i.e., lower-income limit) to \$19,999 (i.e., the breakoff figure for the fourth income range used in the 1980 Census tables) that are "overpaying," (i.e., paying more than 25% of their household income for housing). It was therefore necessary to calculate the number of households in the fourth income range that are lower income. The final number of rentership households who are overpaying, and are also lower income is 2,528, or 39 percent of the total renting households.

TABLE H-16 NON-CONDOMINIUM OWNER HOUSEHOLD INCOME BY SELECTED MONTHLY HOUSING COST AS A PERCENT OF INCOME IN 1979

Housing Cost as % of Income	\$ 0- 4,999	\$5,000- 9,999	\$10,000- 14,999	\$15,000- 19,999	\$20,000 or more	Total
0-19%	18	176	424	659	4,787	6,064
20-24%	43	78	116	94	492	823
25-34%	34	72	80	142	816	1,114
35%	247	189	148	198	291	1,073
Not Computed	<u>66</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>66</u>
Total	408	515	768	1,093	6,386	9,170

Total Households
Overpaying = 1,008

Source: 1980 U.S. Census, Sample County

The boxed figures in Table H-16 represent the total number of lower-income non-condominium ownership households, plus those owners in the income range from \$18,500 to \$19,999 who are "overpaying." After performing the necessary calculations to determine the number of households in the fourth income range that are lower income, it was determined that 1,008 or 11 percent of the non-condominium ownership households are overpaying.

TABLE H-17 HOUSING OCCUPANCY STATUS AND HOUSEHOLD SIZE

# of Units in Structure	OCCUPANCY STATUS								NUMBER OF PERSONS PER UNIT					
	Total Year-Round		Total Occupied		Owner Occupied		Renter Occupied		All Units		Owner Occupied		Renter Occupied	
	#	%	#	%	#	%	#	%	# of Persons	Persons Per Unit	# of Persons	Persons Per Unit	# of Persons	Persons Per Unit
1, Detached	10,401	57.7	10,233	58.4	8,538	77.9	1,695	25.8	31,854	3.06	26,156	3.06	5,698	3.36
1, Attached	1,992	11.1	1,881	10.7	1,460	13.3	421	6.4	5,814	2.92	4,499	3.08	1,315	3.12
2	518	2.9	518	5.0	96	0.9	422	6.4	1,300	2.51	207	2.16	1,093	2.59
3 and 4	1,716	6.5	1,138	6.5	359	3.3	779	11.9	2,643	2.25	777	2.16	1,866	2.40
5 or More	3,605	20.0	3,469	19.8	300	2.7	3,169	48.2	7,130	1.98	881	2.94	6,249	1.97
Mobile Home or Trailer	319	1.8	295	1.7	210	1.9	85	1.3	415	1.30	313	1.49	102	1.20
TOTALS	18,011	100.0	17,534	100.0	10,963	100.0	6,571	100.0						

Source: 1980 U.S. Census, Sample Count

Overcrowding. The Census Bureau defines overcrowded conditions as dwelling units housing more than 1.00 persons per room. In 1980 South San Francisco had 1,223 or 6.7 percent of the units with 1.01 or more persons per room. Most overcrowding occurred in Census Tracts 6021 (Irish Town, Pecks Lots), 6022 (Urban Center) and 6023 (Mayfair Village, Town of Baden).

TABLE H-18 OVERCROWDING

CENSUS TRACT	TOTAL # UNITS	NUMBER OF OVERCROWDED UNITS	PERCENT OF OVERCROWDED UNITS IN CENSUS TRACT
6017	1,228	70	5.7
6018	1,869	66	3.5
6019	2,772	161	5.8
6020	1,915	122	6.4
6021	1,071	176	16.4
6022	2,513	263	10.5
6023	884	90	10.2
6024	2,380	60	2.5
6025	1,149	55	4.8
6026	<u>2,239</u>	<u>160</u>	<u>7.1</u>
Totals	18,020	1,223	6.7%

Source: 1980 U.S. Census

Housing Condition. The median age of residential structures in South San Francisco is between 20 and 30 years. There has historically been an irregular rate of housing construction, with the most significant growth period occurring in the 1950's when over one-third of the current housing supply in South San Francisco was built. Recently the rate has slowed considerably as it has everywhere in the Bay Area.

TABLE H-19 AGE OF HOUSING UNITS

Year Structure Built	After 1969	1960-1969	1950-1959	1940-1949	1939 or earlier
Percent of Total Units	23.7	16.6	34.2	16.1	9.2

Source: 1980 Census

TABLE H-20 HOUSING TENURE

Years at Present Address	1979 to March 1980	1975- 1978	1970- 1974	1960- 1969	1950- 1959	1949 or Earlier
Percent of total units	22	29	14	17	14	4
Percent of total units in rentership	40	41	11	7	1	0

Source: 1980 U.S. Census, Sample Count

TABLE H-21 HOUSING CONSTRUCTION HISTORY

YEAR	UNITS ADDED		TOTAL	PERCENT OF TOTAL
	SINGLE FAMILY*	MULTIPLE FAMILY*		
1939 or earlier			2,052	11.1%
1940-1949			2,819	15.2
1950-1959			6,175	33.4
1960-1969			3,225	17.4
1970-1979			3,749	20.2
1980	168	43	211	1.1
1981	74	12	86	0.5
1982	1	5	6	-
1983	60	140	<u>200</u>	<u>1.1</u>
			18,523**	100.0%

* Statistics not available prior to 1980

** Include some units demolished. Records unavailable to determine demolition date.

Sources: 1970 and 1980 U.S. Census
 Building Division, City of South San Francisco
 California Department of Finance

TABLE H-22 MONTHLY HOUSING COSTS FOR OWNER-OCCUPIED NON-CONDOMINIUM UNITS BY MORTGAGE STATUS AND SELECTED OWNER COSTS

COST WITH MORTGAGE	C E N S U S T R A C T S										CITY TOTALS
	6017	6018	6019	6020	6021	6022	6023	6024	6025	6026	
\$ 0- 99	0	12	8	0	8	3	0	0	0	0	31
100-149	38	14	40	56	0	0	19	48	0	7	222
150-199	103	219	141	167	13	11	64	188	6	4	916
200-249	174	291	137	90	28	0	129	272	31	31	1183
250-299	103	148	110	102	23	23	5	100	82	45	741
300-349	58	154	61	34	17	16	17	72	124	101	654
350-399	24	45	32	53	7	9	5	84	54	124	433
400-449	26	80	23	48	0	20	4	79	49	103	432
450-499	13	29	39	18	3	0	35	48	49	38	272
500-599	93	89	99	75	46	14	22	66	115	142	761
600-749	65	81	58	101	38	25	17	52	144	209	790
750+	51	70	57	110	39	28	24	74	129	177	759
Median	\$279	\$277	\$285	\$318	\$526	\$431	\$234	\$267	\$496	\$526	\$321

NOT MORTGAGED

\$<50	0	0	17	8	0	5	5	7	0	0	42
50- 74	6	14	21	33	31	53	23	22	0	0	203
75- 99	46	80	114	157	19	85	68	154	0	9	732
100-124	83	125	87	83	0	93	43	94	6	8	622
125-149	26	26	17	46	9	23	13	54	21	0	235
150-199	0	6	0	20	0	13	6	35	26	15	121
200-249	0	0	0	0	0	4	0	0	0	0	4
250+	4	0	0	0	0	3	0	6	0	0	13
Median	\$109	\$106	\$ 95	\$ 96	\$ 74	\$ 99	\$ 94	\$101	\$149	\$122	\$100

Source: 1980 U.S. Census

TABLE H-23 MONTHLY HOUSING COSTS FOR RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT

C E N S U S T R A C T S

COST IN DOLLARS	6017	6018	6019	6020	6021	6022	6023	6024	6025	6026	CITY TOTALS
\$<60	0	0	0	0	0	0	0	6	0	0	6
60- 79	0	0	8	0	0	27	0	7	0	8	42
80- 99	0	0	0	0	8	0	17	79	0	8	112
100-119	0	0	20	7	0	20	8	27	0	35	117
120-149	0	0	15	0	17	99	5	69	0	37	242
150-169	0	0	15	8	36	32	12	0	0	24	127
170-199	0	16	59	22	19	121	0	91	0	21	349
200-249	0	15	122	29	115	276	32	60	0	25	674
250-299	0	24	233	74	134	411	42	91	0	15	1024
300-349	4	39	342	31	158	414	71	165	0	0	1224
350-399	25	16	262	64	114	229	43	81	5	47	886
400-499	79	62	129	85	73	186	53	76	3	110	857
500+	86	74	52	56	15	20	32	52	76	277	740
No cash rent	0	6	31	14	0	31	0	5	0	0	87
Median	\$486	\$421	\$323	\$363	\$305	\$292	\$329	\$285	\$501	\$480	\$321
Mean	\$483	\$412	\$325	\$362	\$304	\$291	\$339	\$275	\$588	\$418	\$330

Source: U.S. 1980 Census

TABLE H-24 ANNUAL FAMILY INCOME - 1979

DOLLARS	6017	6018	6019	6020	6021	6022	6023	6024	6025	6026	CITY TOTALS
<2,500	17	29	56	50	14	22	14	36	11	13	262
2,500- 4,999	21	19	28	4	20	53	13	13	13	33	217
5,000- 7,499	20	36	51	28	53	98	29	23	22	41	412
7,500- 9,999	25	19	115	74	46	130	18	49	29	34	539
10,000-12,499	33	46	106	85	39	174	39	73	24	78	697
12,500-14,999	86	46	105	35	67	108	69	75	10	52	653
15,000-17,499	58	94	128	128	41	132	60	139	13	100	883
17,500-19,999	53	41	121	71	59	79	32	126	21	86	689
20,000-22,499	74	145	205	101	55	185	47	152	60	102	1126
22,500-24,999	94	83	203	142	49	90	22	176	81	148	1088
25,000-27,499	121	165	116	111	54	128	35	97	64	133	1024
27,500-29,999	80	142	106	117	36	112	72	138	73	102	978
30,000-34,999	132	283	236	126	56	102	70	188	146	212	1551
35,000-39,999	125	170	93	126	54	51	44	123	65	165	1016
40,000-49,999	88	197	78	175	28	22	57	138	213	191	1186
50,000-74,999	32	118	36	87	12	32	21	79	108	145	679
75,000	6	0	0	8	0	6	0	11	31	33	95
Median	\$26,064	\$29,146	\$22,213	\$25,360	\$20,114	\$18,924	\$22,500	\$24,368	\$32,133	\$27,843	\$24,947
Mean	\$29,515	\$30,741	\$23,857	\$28,611	\$24,206	\$23,440	\$25,639	\$27,291	\$36,736	\$30,999	\$28,178

Source: U.S. Census 1980

Statutory Requirements : Inventory of Residentially Suitable Land

California Government Code section 65583(a)(3) requires a housing element to contain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

Inventory of Lands Suitable for Residential Development

Significant sites; those containing more than 1 acre, suitable for residential development have been identified and are shown in Table H-25. Approximately 278 acres of land are suitable for development with about 2300 dwelling units.

TABLE H-25 INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

PROPERTY DESCRIPTION	CENSUS TRACT	APPROXIMATE ACREAGE	OWNERS	ZONING DESIGNATION	VACANT (V) OR POTENTIAL FOR REDEVELOPMENT (R)	POTENTIAL NUMBER OF UNITS	PUBLIC FACILITIES & SERVICES
Between Ponderosa School, Blondin Way and Constitution Way	6024	5.4	L & N Poletti, Rotary Plaza and Amrex Co.	R-3	Portion V	125*	Facilities and services available adjacent to site
South slope of San Bruno Mountain		144.1	Visitacion Assoc.	Terra Bay Specific Plan Zone Dist.	V	745**	Facilities and services available adjacent to site
Unincorporated area on El Camino Real near Hickey Blvd.	6018	31.2	R. I. McLellan	Unincorporated (Annexation & Zoning required)	R	354	Facilities and services available adjacent to site
Carter Park 1 & 2; east of I-280, west of Carter Drive	6026	16.3	M. Callan	PC-R3	V	132	Facilities and services available adjacent to site
Parkway School Site east of Chestnut, north of Tamarack	6020	8.0	So. San Francisco Unified School District	R-1	R	64	Facilities and services available adjacent to site
Magnolia Center; Southwest corner of Grand Avenue & Magnolia Avenue	6022	3.0	City of South San Francisco & South San Francisco Unified School District	R-3	R	90*	Facilities and services available adjacent to site

* If senior housing were approved, then density may be higher.

** Density may vary due to geotechnical conditions.

TABLE H-25 INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

PROPERTY DESCRIPTION	CENSUS TRACT	APPROXIMATE ACREAGE	OWNERS	ZONING DESIGNATION	VACANT (V) OR POTENTIAL FOR REDEVELOPMENT (R)	POTENTIAL NUMBER OF UNITS	PUBLIC FACILITIES & SERVICES
West side of Chestnut Ave. from Hillside Blvd. to Grand Ave.; east side of Willow between Grand Ave. and Miller Ave.	6019	21.40	D. Armino, et al., R. Mantegani City of SSF, M. Gemignani, C. P. Nicolini, P. Ruggeri, B & R Mantegani, M & R Mantegani, Pacific Coast Const. Co., W. Lagomarsino, et al, Maurice Brosnan	PD-10 R-1 and RPD-40	V except nursery	240	Facilities and services available adjacent to site
Stonegate Ridge Units 5 & 6	6020	15.7	Bayland Properties, Ltd.	P-C	V	155	Facilities and services available adjacent to site
Southeast of Ridgeview Court	6020	4.5	Viewmont Terrace/Dominguez and Associates	P-C	V	17	Facilities and services available adjacent to site
North side of San Bruno city limits between Westborough Blvd. and Oakmont Drive	6025	10.3	American Land Exchange	R-1	V	80	Facilities and services available adjacent to site
Southwest side of Appian Way to Gellert Blvd.	6025	6.9	Broadmoor Homes Northern Division	R-3	V	109	Facilities and services available adjacent to site
Between Oak Avenue and Chestnut Avenue near Mission Road	6019	6.8	California Water Service, San Mateo Co., Flood Control District	C-0	Under construction, (1 parcel vacant)	68 30	Facilities and services available adjacent to site
West side of Willow Avenue near Brusco Way	6019	2.2	Roman Catholic Welfare Corp. of San Francisco	R-1	V	18	Facilities and services available adjacent to site
Southwest corner of Oak Avenue and Grand Avenue	6019	2.2	County of San Mateo	R-3	V	66	Facilities and services available adjacent to site
Some potential mixed use sites east of U.S. 101	6023	N/A	Various	Varies	R		Facilities and services available adjacent to site

Statutory Requirements : Government Constraints

California Government Code section 65583(a)(4) requires a housing element to contain an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

Analysis of Potential and Actual Governmental Constraints

Land Use Controls. The General Plan and Zoning Ordinance of a community are two primary tools for planning and regulating land use.

General Plan. The City of South San Francisco completed an update of the General Plan Land Use, Circulation and Transportation Element, as well as a General Plan Environmental Impact Report, in , 1984. According to the General Plan, the primary environmental constraints to residential land use in the City are geotechnical constraints, including flooding, biotic resource conflicts, noise level incompatibility and land use conflicts.

The environmental factors existing in South San Francisco discussed below are natural or human induced constraints that are recognized through governmental regulation of land use location and development standards. These governmental regulation constraints preclude intensive uses, such as housing, in locations subject to natural hazards such as seismically induced surface rupture, tsunami inundation and flooding. Similar constraints are placed on biological refuges for rare and endangered species. Governmental regulatory constraints are also properly imposed in an effort to separate incompatible land uses of audio impaction of residential uses by environmental conflicts such as noise, seismically induced ground shaking and liquefaction. The City's infrastructure for water supply, sewage disposal, drainage and transportation has a definite constraining effect on the ability to absorb greater population or additional housing. Recognizing this limitation, the City has established an approximate holding capacity of 65,000 people in its General Plan. These governmental constraints are discussed in more detail in the various General Plan elements. The Land Use Element formalizes the City's policy of residential land use location and is based, in part, on the constraints discussed below. Consequently, these constraints limit the amount of land and potential density available for housing in South San Francisco.

1. Geotechnical Constraints

a. Seismic-Related Hazard. Three fault traces are mapped

through the City of South San Francisco. The San Andreas Fault, which passes through the West Park Area, is considered active. The San Andreas Fault was the source of earthquakes accompanied by surface faulting in 1838 and 1906. The San Bruno Fault, which runs generally east of and parallel to El Camino Real; and the Hillside Fault, which generally follows the base of San Bruno Mountain, are considered inactive.

The San Francisco Bay Area has experienced considerable seismic activity in the past. Events registering in excess of 6.0 on the Richter Scale occurred in 1836, 1838, 1868, 1906 and 1911. The City is located in an area of potential "violent" to "strong" ground shaking from a major earthquake on the San Andreas Fault. Continued periodic seismic activity, including the potential for ground shaking with a Richter Scale magnitude of 5.0 or greater, appears likely. Seismic-related hazards which might be expected to accompany a strong earthquake include surface rupture, ground shaking, liquefaction and tsunami inundations.

Surface rupture may be expected along the San Andreas Fault zone in the Westborough area. Several buildings within the rift zone have been adversely affected by movements along the fault trace.

Strong ground shaking and the effects of liquefaction are important geotechnical concerns in South San Francisco. Much of the City is underlain by the Merced Formation, consisting of sands and gravels with a low to moderately low liquefaction potential. However, areas underlain with Bay mud and associated sand lenses may experience liquefaction due to sheer wave amplification within the poorly consolidated to unconsolidated sediments. Though much of this latter area is planned and developed for industrial uses, damage may be extensive and will especially affect those structures of preformed tilt-up construction. The area of highest liquefaction potential is from Point San Bruno southward to the City boundary and, principally, east of the Bayshore Freeway. Local liquefaction may occur along Colma Creek. Subsidence may also result from strong ground shaking due to possible consolidation of existing fills which would result in damage to foundations and possible failure of structures with weak pinning to foundations.

Tsunami inundation can be anticipated to encroach on the flatter areas of Bay mud. The areas most severely affected would be those with elevations of 5 feet or less, including the oil storage tanks and Oyster Point Marina.

- b. Flooding. Flooding, in the event of a 100-year storm, would inundate the area adjacent to Colma Creek and spread out through the industrial area from Point San Bruno to the City boundary to the south.
- c. Expansive Soils. Expansive soils can be anticipated locally within the Merced Formation and on the lower slopes of San Bruno Mountain, where colluvial deposits are known to exist. These areas may present foundation problems for existing structures.
- d. Landslides. Some areas of unstable slopes can be anticipated on the steeper lands in South San Francisco. Remedial stabilization work for avoiding development on unstable areas may be required to alleviate future landslide problems.

2. Biotic Resource Conflicts

- a. The South Slope of San Bruno Mountain. The South Slope of San Bruno Mountain is located in South San Francisco, and San Bruno Mountain has been found to be a biological refuge for a number of rare and endangered species. The South Slope was investigated as part of a Biological Study conducted in 1980 by Thomas Reid and Associates for San Mateo County.
- b. South San Francisco's Shoreline. The majority of South San Francisco's Bayfront property today supports urban development. In a two-volume publication on San Francisco Bay's Wildlife Habitat prepared for U.S. Fish and Wildlife Service and the California Department of Fish and Game, South San Francisco's shoreline is classified as "Modified Wetland" with the major undeveloped portion signified as "New Filled or Reclaimed Land."

South San Francisco's shoreline was classified in the Wildlife Study as "potentially restorable wildlife habitat," but is not considered as valuable and desirable for restoration as land in the "historic marsh" classification category. There are some remnant wetland sites within the city limits which probably support a variety of biota. They are classified in the previously cited San Francisco Bay Wildlife Habitat report as: 1) mud flats, 2) salt marsh, and 3) diked salt marsh.

3. Noise Level Incompatibility

One major mobile noise source affecting South San Francisco is aircraft. Air traffic above the City following three particular departure paths contributes the highest aircraft-related noise levels to the local environment. Takeoffs which impose the most intense noise levels on the widest residential areas are those from Runways 28-Right and 28-Left proceeding northwestward through the San Bruno Gap. Departures from Runways 01 at the San Francisco International Airport, in general, produce the least intense impingement of aircraft noise on South San Francisco. Detailed discussions of aviation noise are contained in the City's Noise Element.

Other major local sources of noise in the City are from highways, streets and railroads. Two major freeways, U.S. 101 and Interstate Route 280 have corridors passing through South San Francisco. U.S. 101 runs along the eastern portion of the City dividing the predominantly industrial Bayside Area from the remaining districts. Interstate 280 is located in the western part of the City and passes near residential districts in the San Bruno Gap and southward. State Route 82, or El Camino Real, runs northwest to southeast through the center of South San Francisco, while State Route 35, Skyline Boulevard, forms the western boundary of the City. The location of all freeway and highway corridors is shown on the Circulation Plan Diagram contained in the Circulation Element.

Other heavily traveled City streets are also identified in the Circulation Element. Current and projected traffic counts are quantified and illustrated in Exhibits 1 and 2 of the Circulation Element.

The full length of the eastern part of the City of South San Francisco is traversed by the main line of the Southern Pacific Transportation Company. The rail line runs approximately parallel to the Bayshore Freeway (U.S. 101), and supports both heavy long-distance freight transport and commuter passenger service for the Peninsula Area.

4. Land Use Conflicts

Existing land use patterns in South San Francisco can be considered a constraint to residential development in some portions of the City. A major function of urban planning law is to avoid conflicts which arise due to the juxtaposition of incompatible land uses.

Land use patterns in South San Francisco have evolved from the original town layout along Grand Avenue west of the Southern Pacific Railroad tracks. This central area currently contains a mixture of older and newer buildings with substantial commercial development existing along Grand Avenue and Linden Avenue. The downtown contains some mixed residential and office uses in addition to the predominantly retail commercial uses. The downtown is surrounded by an older residential community. Here mixed densities of residential uses exist ranging from single family to higher density apartments and condominiums.

The Chestnut/Westborough/El Camino Real area contains commercial development with highway commercial uses extending along El Camino Real. Primarily, single family developments exist both east and west of El Camino Real with some multi-family development located as buffers between the commercial and single family use areas.

The Lindenville area contains a mixture of light industrial uses, wholesale establishments, transportation centers, warehousing, light fabrication and service facilities. This has traditionally been South San Francisco's light industrial community located south of the urban center and west of Bayshore Freeway.

Examples of heavy industrial land uses in the City are Fuller Paint Company and the Armour Meat Packing facility, neither of which are located near incompatible or sensitive land uses.

The community's newer industrial uses have generally located in the Cabot-Utah area. This district is located east of U.S. 101 and is composed of the older Utah Industrial Park and the newer Cabot, Cabot and Forbes Industrial Park. The area has evolved as a place for warehousing, distribution facilities, wholesale outlets and research and development facilities. The

older portions contain heavier uses such as the Armour Meat Packing facility and the Fuller Paint Manufacturing Company.

The newer residential communities of South San Francisco are located in the Westborough-West Park area. Here, sub-neighborhoods have been developed in single family, townhouse and multi-family developments. A community commercial center is located at the intersection of Gellert Boulevard and Westborough Boulevard.

Zoning. The zoning designation of each vacant site is listed in Table H-25 (page 24-25). Approval of permit applications is based on conformity with the Zoning Ordinance, although the Planning Commission has the power to grant variances from the terms of the Ordinance within the limitations provided in the ordinance and in the Government Code.

Amendments and reclassifications to the Ordinance can be made by the City Council subject to applicable provisions of the State Laws and when initiated by property owner petition or resolution of the Planning Commission. Procedures for amendments and reclassifications are stated in the Zoning Ordinance.

Zoning is one tool used to implement the policies and programs of the General Plan. Zoning is a governmental constraint to housing development, guiding residential uses away from other incompatible uses and environmental hazards/conflicts. Zoning establishes location and density constraints that are to be consistent with the General Plan. As such, the Zoning Ordinance limits the number of dwelling units in South San Francisco to a maximum of about 22,000 to 25,000. The South San Francisco Zoning Ordinance may need amendment to achieve consistency with the finally adopted Housing Element Amendment.

Building Codes. The latest edition of the Uniform Building Code is enforced in South San Francisco. The City Building Division sees that new residences, additions, auxiliary structures, etc., meet all of the latest construction and safety standards. Building permits are required for any construction work.

Building codes are governmental constraints that affect the cost of housing development by establishment of structural and occupancy standards for residential and other buildings. Examples of constraints included in building codes which impact the cost of housing include materials standards, mechanical and plumbing equipment requirements, fire protection measures, handicapped access requirements and energy conservation measures.

City Processing and Permit Procedures and Fees. Building permits must be secured before commencement of any construction, reconstruction, conversion, alteration or addition. Approval of permit applications is based on conformity with the Zoning Ordinance, although the Planning Commission has the power to grant variances from the terms of the Ordinance within the limitations provided in the ordinance. Building permits generally are processed in a few weeks, Variance requests approximately 1-1/2 months and Conditional Use permits require 1-1/2 months.

While City processing, permit procedures and fees result in cost and time constraints to the provision of housing, these are not extraordinary in comparison to other jurisdictions, as indicated in the January 1982 ABAG report "Development Fees in the San Francisco Bay Area." The City is generally receptive to the development and rehabilitation of housing.

Availability of Assistance Programs. South San Francisco does not have the financial resources or sufficient staff to undertake major housing assistance programs without substantial backing by state or federal agencies. Recent reductions in funding levels of federal and state assistance programs places the City in a more tenuous position. Therefore, the lack of availability of outside assistance programs acts as a constraint to the provision of housing for families of modest incomes.

Site Improvements. A complete description of the transportation circulation system of South San Francisco is included in the Circulation Element. All public utilities, including sewage treatment facilities, water supply, storm drainage, and solid waste disposal are described in the Land Use Element. Site improvements exist throughout the community. Roads, sewer mains and water lines would require extension into areas indicated in Table H-25 (pgs. 24-25).

Statutory Requirements : Non-Governmental Constraints

California Government Code section 65583(a)(5) requires a housing element to contain an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

Analysis of Potential and Actual Non-Governmental Constraints

Primary among non-governmental constraints to housing development in the Bay Area and South San Francisco, particularly low and moderate income housing, is the price of real estate. When compared against other Bay Area cities, South San Francisco has a relatively moderate housing market. San Mateo County, when compared to the entire Bay Area, is second only to Marin County in home values, as recently revealed in the 1980 Census. South San Francisco's home prices are closer to the median values for San Francisco housing shown in Table H-26, than for those of San Mateo County.

TABLE H-26 MEDIAN HOME VALUES, 1980

County	Non-Condominium Value (\$)
Alameda	\$ 85,300
Contra Costa	94,600
Marin	151,000
Napa	78,200
San Francisco	104,600
San Mateo	124,400
Santa Clara	109,400
Solano	67,500
Sonoma	88,400

Another constraint to housing development is the availability of financing for homes, and high interest rate levels. Current mortgage interest rates are variable or negotiable, generally ranging from 11 to 15 percent.

The price of land is a significant ingredient in the total cost for housing as reflected in the purchase price or the rental rate. Developed land costs typically account for about one-quarter of the total house cost. For a \$100,000 home land would cost about \$25,000 or the land component of a \$450/month apartment would be slightly over \$100/month. Land costs in the Bay Area have consistently been increasing since World War II. This has been the result of decreasing supply as San Mateo County cities reach the build out stage, inflation, and population immigration causing increased demand for housing. This increase has an adverse effect on the ability of households to pay for housing, particularly low and moderate income households. For example, each \$250 increase (1% of a \$25,000 property) in the cost of land results in slightly over \$10 per month added to the housing cost. Land costs in South San Francisco are typical of those in San Mateo County and do not constitute a potential constraint to housing development in the City.

Construction cost increases have effects on the ability of consumers to pay for housing similar to land cost increases. Construction cost increases are due to the cost of materials, labor and higher government imposed standards (e.g. energy conservation requirements).

Interest rates can be particularly detrimental to the consumer's ability to pay for housing. For example, a 1 percent change in interest rate (i.e. from 11 percent to 12 percent) would cause the monthly payment on a \$70,000 mortgage to increase by \$54. A similar effect occurs on rental rates. Such increases can price many households out of the reach of otherwise affordable housing. The high interest rates are primarily responsible for low rate of rental housing construction during the past few years. Most analysts are predicting an increase in interest rates.

While mortgage money is currently available to finance home purchases and condominium construction, the housing industry is expected to face a significant capital shortfall over the remainder of the decade. This will be due to large federal deficits which will consume up to 30 percent of funds raised in private credit markets. The outlook appears to be difficult, particularly for low and moderate income households. Interest rates will most likely be affected and the competition for available funds will probably increase.

Statutory Requirements : Special Housing Needs

California Government Code Section 65583(a)(6) requires a housing element to contain an analysis of special housing needs, such as those of the handicapped, elderly, large families, farmworkers, and families with female heads of households.

Special Housing Needs

In South San Francisco, disabled persons constitute about 2.8 percent of the population over 16 years old. A significantly higher percentage of the elderly are disabled (15 percent) than that of younger people in the 16-64 year age group. Information on the number of disabled persons is shown in Table H-28. Assuming one disabled person over 16 lives in each household occupied by persons with disabilities, then approximately 1060 households occupied by persons with disabilities existed in 1980.

About 8.3 percent of South San Francisco's population is age 65 or over and classified as elderly. Significant numbers of senior citizens live in Census Tracts 6018 (Buri Buri), 6019 (Sunshine Gardens), 6020 (Parkway-Sterling), 6022 (Urban Center) and 6024 (Avalon Park-Country Club). Please see Table H-29, Location of Elderly.

Large households are located in the highest percentages in Census Tracts 6019 and 6024. Families with female heads of household are housed in the greatest concentrations in Census Tracts 6025 and 6019. Census information on these special needs groups is detailed in Table H-30.

Farmworkers account for only about 1 percent of the employed persons living in South San Francisco in 1980. Housing for this special needs group can be accommodated through the existing housing delivery system and through the proposed programs for housing low and moderate income households. No special farmworker housing is necessary. It should be noted that the Association of Bay Area Governments (ABAG)* concluded that the need for additional housing for farmworkers is not demonstrable in the region. In calculating the regional and local housing needs ABAG concluded that no net increase in seasonal or migrant farmworker housing was to be included in its projections.

Projections of the housing needs for these special groups were related to the total housing needs projections for South San Francisco. The projected increase in total housing needed by 1990 is slightly greater than 12 percent over the housing supply existing in 1980. The housing needs of each of these special groups are included in the total needs projections of 2,166 housing units by 1990.

* "Housing Needs Determinations, San Francisco Bay Region," ABAG, July 1983.

TABLE H-27 HOUSING NEEDS FOR SPECIAL GROUPS

	Housing Units For:			
	Disabled	Elderly	Large Families	Families With Female Heads of Households
1980 Existing	1057	3256	1067	1842
Increase Needed 1980-1990	127	392	128	221
Five Year Increase Needed 1984-89	64	196	64	111

TABLE H-28 NON-INSTITUTIONAL DISABLED PERSONS OVER 16 YEARS OF AGE

CENSUS TRACT	TOTAL # OF PERSONS		PERSONS WITH PUBLIC TRANSPORTATION DISABILITY			
	16-64 Years	65 Years and Over	16-64 Years		65 Years and over	
			#	%*	#	%*
6017	2742	205	44	2	17	8
6018	4029	385	60	1	58	15
6019	4714	456	39	1	39	9
6020	3639	441	81	2	77	17
6021	2004	123	29	1	35	28
6022	3852	531	44	1	134	25
6023	1764	145	52	3	30	21
6024	3837	801	95	2	82	10
6025	2799	130	29	1	17	13
6026	4332	230	82	2	13	6
TOTALS	33,712	3,447	555	2	502	15

Source: 1980 Census, Sample County

* Percent of total persons in age group

TABLE H-29 LOCATION OF ELDERLY

AGE 65+	TOTAL NUMBER (1980)	PERCENT OF CENSUS TRACT POPULATION (1980)	PERCENT OF CITYWIDE POPULATION (1980)
CT 6017	224	5.5%	0.45%
6018	427	10.5	0.86
6019	543	13.3	1.10
6020	538	13.2	1.09
6021	184	4.5	0.37
6022	659	16.2	1.33
6023	199	4.9	0.40
6024	888	21.8	1.80
6025	167	4.1	0.34
6026	250	6.1	0.51
TOTAL	4,079		8.26

Source: 1980 Census

TABLE H-30 LARGE HOUSEHOLDS AND FAMILIES WITH FEMALE HEADS

CENSUS TRACT	TOTAL # OF HOUSEHOLDS IN CENSUS TRACTS	HOUSEHOLDS WITH MORE THAN 6 MEMBERS		FAMILY HOUSEHOLDS WITH FEMALE HEADS	
		#	%	#	%
6017	1,213	113	9	140	12
6018	1,893	100	5	202	11
6019	2,623	57	22	353	13
6020	1,847	86	5	129	7
6021	1,000	93	9	99	10
6022	2,440	119	5	287	12
6023	845	64	8	85	10
6024	2,353	79	34	144	6
6025	1,124	141	13	161	14
6026	<u>2,129</u>	<u>129</u>	<u>6</u>	<u>242</u>	<u>11</u>
TOTALS	17,467	981	6	1,842	11

Source: 1980 U.S. Census, Sample Count

Statutory Requirements : Opportunities for Energy Conservation

California Government Code section 65583(a)(7) requires a housing element to contain an analysis of opportunities for energy conservation with respect to residential development.

Use of Active or Passive Solar Energy

The availability of solar energy is not significantly constrained by topography in South San Francisco, however frequent coastal fog limits, to some extent, the incorporation of active solar devices into residential buildings. Building height and setback limitations in all areas of the City provide that building shadows do not substantially restrict solar access. The City Department of Community Development reviews proposed structures for passive design features such as building orientation, window location, and landscaping species.

Insulation and Other Energy Conserving Techniques

The latest edition of the Uniform Building Code is enforced in South San Francisco, and the building official inspects buildings for conformance with State Standards for energy conservation. Insulation of ceilings and walls, replacement of incandescent lighting fixtures with fluorescent fixtures, water heater insulation wraps, low-flow showerheads and other measures will significantly reduce residential energy consumption. Home owners can now obtain interest free loans and free energy audits from Pacific Gas & Electric Company to upgrade their residential energy efficiency.

South San Francisco is also implementing a noise insulation program for residential units in areas of the City adversely affected by airport noise. This insulation program will have the side benefit of energy conservation as well as noise insulation.

GOALS, OBJECTIVES AND POLICIES

Statutory Requirements : Goals, Objectives and Policies

California Government Code section 65583(b) requires a housing element to contain a statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.

Housing Goals

1. To encourage a sufficient supply of housing units to assure each resident of an attractive, healthful, safe environment with a wide range of designs, types, sizes and prices.
2. To avoid deterioration due to a lack of maintenance of existing dwelling units and to provide a low cost rehabilitation program for their improvement.
3. To encourage a variety of housing units in well planned neighborhoods in order to assure people a choice of locations.

Housing Objectives

The following generalized objectives are supported by specific quantified objectives in Table H-31, "South San Francisco Housing Program Summary."

1. Continue to support the provision of housing by both the private and public sector for all income groups in the community.
2. Provide incentives that encourage mixed uses and manufactured housing to attract more lower cost units.
3. Provide clear City Council policy supporting efforts of non-governmental sponsors to generate affordable housing.
4. Assist citizens in locating and retaining affordable housing without discrimination.
5. Provide local government direct involvement in retaining affordable housing.

Housing Policies

The following set of housing policies are intended to guide the City

Council and Planning Commission in the formulation of an effective and coordinated housing program.

1. New quality residential development shall be encouraged where appropriately designated on the General Plan, public services and facilities are adequate to support added population and/or where sufficient improvements are already committed.
2. State and Federal legislation will be supported to make housing more affordable by owners and renters.
3. State and Federal legislation to permit rehabilitation of existing deteriorated housing without tax penalties will be supported.
4. The City will support State and Federal efforts to eliminate "red lining." (Exclusion of certain neighborhoods from loan qualification.)
5. The Housing Improvement Program shall be supported with continued funding in future HCDA program years.
6. Efforts will be made to eliminate discrimination by race, sex, age, religion and national origin as an obstacle to housing for all citizens.
7. The City's Zoning Ordinance shall be continually reviewed for flexibility to encourage a variety and mix in housing types including single family condominiums, cluster projects PUD's, town-homes, cooperatives, mobile homes and manufactured housing.
8. Innovative subdivision and zoning ordinance design standards shall be supported to promote improved residential and neighborhood design, minimize costs and promote energy conservation.
9. The City will encourage semi-public and non-profit groups to provide housing for the elderly, handicapped and low-income citizens of South San Francisco.
10. In order to protect housing investment and public safety and to keep down housing costs, new residential development shall be discouraged in areas containing major environmental hazards (such as floods, seismic and safety problems) unless adequate mitigation measures are taken.

11. All divisions, departments and levels of City Government shall provide assistance within the bounds of local ordinances and policies to stimulate private housing developments consistent with local needs.
12. The design of new housing and neighborhoods shall comply with adopted building security standards that aid the decrease of burglary, vandalism and other property-related crimes.
13. The elimination of non-conforming uses and structures from residential areas shall be encouraged.
14. South San Francisco will continue to cooperate with other governmental and non-profit agencies and continue to take an active interest in seeking solutions to area-wide housing problems.
15. Adequate public facilities including streets, water, sewerage and drainage shall be provided throughout the residential areas of the City.
16. New residential developments shall be compatible with the San Mateo County Airport Land Use Plan noise criteria. Any incompatible residential uses should either be eliminated or mitigation measures should be taken to reduce interior noise levels within acceptable ranges in accordance with the Noise Element.
17. All dwelling units shall have adequate public and private access to all public rights-of-way.
18. The City supports the concept that all communities should make a good faith effort to meet the housing needs of non-market rate households in their area, in a manner that is not disproportionate for any community and which recognizes the degree of effort made in prior years.
19. The housing type mix in South San Francisco should approximate the following percentages:

Single-Family Residential	65%
Multiple-Family	35%
20. The City should develop policies and ordinances which require new developments to pay proportionate costs of necessary new utilities and capital improvements to accommodate these developments.

21. Condominium conversions are acceptable to the community only if they meet the following general criteria:
- a. There is a multiple-family unit vacancy rate of at least 5%.
 - b. The conversion has an overall positive effect on the City's available housing stock.
 - c. Adequate provisions are made for maintenance and management of condominium projects for the health, safety and general welfare of the community.
 - d. The project meets all current building, fire, zoning and other applicable codes in force at the time of conversion.
 - e. The conversion is consistent with all applicable policies of this General Plan.

Specific criteria on condominium conversions are set forth in Chapter 19.80 of the Municipal Code, and amendments thereto.

22. All future and especially major housing projects shall be evaluated by the following criteria:
- a. The effects the proposed densities will have on the surrounding neighborhoods, streets and the community as a whole.
 - b. The need for additional infrastructure improvements including but not limited to sewers, water, storm drainage, and parks.
 - c. The need for additional public services to accommodate the project including but not limited to police, fire, public works, libraries, recreation, planning, engineering, administration, finance, building and other applicable services.
 - d. The cost/revenue impacts; especially of major projects.

HOUSING PROGRAM

Statutory Requirements : Housing Program

California Government Code Section 65583(c) requires a housing element to contain a program which sets forth a five year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available.

Specific Housing Programs

South San Francisco's specific housing programs are summarized in Table H-31, and are cross-indexed to the related problem which each program is attempting to alleviate or solve. Quantified objectives and results expected by 1990 are presented. The agent or official responsible for program implementation is identified. The housing program summary is followed by a detailed explanation of each program.

TABLE H-31 SOUTH SAN FRANCISCO FIVE-YEAR HOUSING PROGRAM SUMMARY

PROBLEM	POLICY NUMBER*	ACTION PROGRAM	QUANTIFIED PROGRAM OBJECTIVES	FIVE-YEAR EXPECTED RESULTS	AGENCY/OFFICIAL RESPONSIBLE FOR IMPLEMENTATION
Development of adequate housing to satisfy projected 1980-90 need for various income groups:	1, 11				
- Above Moderate, 931 units	1	Continued construction of market rate housing	Support private development of from 105 to 114 quality housing units per year	525-570 units	Department of Community Development & Building Divisions
- Moderate, 477 units	2	Continued construction of market rate housing, primarily in multiple family style structures	Support private development of from 96 to 105 quality housing units per year	480-525 units	Department of Community Development & Building Division
		Density bonus for inclusion of low & moderate income units in housing project	Development of sufficient qualifying projects to achieve 30 new low & moderate income units by 1990	12 units	Department of Community Development
- Low, 347 units	2, 9, 18	Shared Housing	Creation of 15 shared housing accommodations per year through the efforts of a private, non-profit organization	75 units	City Council partial funding of Shared Housing non-profit organization in North San Mateo County
		Second Units	Creation of 15 second units per year accessory to existing single and multiple family housing units	75 units	Department of Community Development and Building Division implementation of adopted Second Unit Ordinance

* Citation does not include all policies since several are implemented by means other than specific action programs.

TABLE H-31 SOUTH SAN FRANCISCO FIVE-YEAR HOUSING PROGRAM SUMMARY

PROBLEM	POLICY NUMBER	ACTION PROGRAM	QUANTIFIED PROGRAM OBJECTIVES	FIVE-YEAR EXPECTED RESULTS	AGENCY/OFFICIAL RESPON- SIBLE FOR IMPLEMENTATION
46 - Very low, 411 units	2, 9, 18	Philanthropic organiza- tion housing development	Development of 27 new units for low income elderly	27 units	Non-profit civic organization; Dept. of Community Develop- ment & Building Divisions
		Redevelopment Fund for Low & Moderate Income Housing	Development of 50 new units for low income households by 1990	40 units	Redevelopment Agency
		Density bonus for inclusion of low & moderate income units in housing project	Development of sufficient qualifying projects to achieve 30 new low & moderate income units by 1990	13 units	Department of Com- munity Development
		Small units for 1 person households in Central Business District	Development of 20 new, small units in the CBD by 1990	20 units .	Department of Com- munity Development
		Shared Housing	Creation of 20 shared housing accommodations per year through the efforts of a private, non-profit organization	100 units	City Council partial funding of Shared Housing non-profit organization in north San Mateo County
		Second Units	Creation of 15 second units per year accessory to existing single and multiple family housing units	75 units	Department of Com- munity Development & Building Division implementation of adopted Second Unit Ordinance

TABLE H-31 SOUTH SAN FRANCISCO FIVE-YEAR HOUSING PROGRAM SUMMARY

PROBLEM	POLICY NUMBER	ACTION PROGRAM	QUANTIFIED PROGRAM OBJECTIVES	FIVE-YEAR EXPECTED RESULTS	AGENCY/OFFICIAL RESPONSIBLE FOR IMPLEMENTATION
		Philanthropic organization housing development	Development of 27 new units for very low income elderly	27 units	Non-profit civic organization, Dept. of Community Development, Planning & Building Divisions
		Redevelopment Fund for Low & Moderate income Housing	Development of 70 new units for very low income households by 1990	55 units	Redevelopment Agency
		Public Housing	Continued City support for Housing Authority's Public Housing Rental Program	Continued operation of 80 units	South San Francisco Housing Authority
		Section 8	Continued City support for San Mateo County's Federal Section 8 Housing Assistance Program	Continued assistance to households under the Section 8 program*	San Mateo County Housing & Community Development Division
Special Housing Needs	7, 9	Non-discrimination in City sponsored programs	Promote non-discrimination in housing	Not quantifiable	Department of Community Development, San Mateo County Community Services Department
- Elderly, 196 units from 1984-89	9	Philanthropic organization housing development	Development of 54 new units for low and very low income elderly (previously counted in Philanthropic organization program above)	54 units	Non-profit civic organization; Dept. of Community Development & Building Divisions

* Currently, there are approximately 160 Section 8 units receiving assistance in the City. Based on past program increases, it is expected that the number of assisted units will expand by approximately 5% per year over the next 5 years.

TABLE H-31 SOUTH SAN FRANCISCO FIVE-YEAR HOUSING PROGRAM SUMMARY

PROBLEM	POLICY NUMBER	ACTION PROGRAM	QUANTIFIED PROGRAM OBJECTIVES	FIVE-YEAR EXPECTED RESULTS	AGENCY/OFFICIAL RESPONSIBLE FOR IMPLEMENTATION
		Higher density provisions for senior housing	Allow densities up to 50 units per acre for senior housing projects	Not quantifiable	Department of Community Development
		Magnolia Center Senior Project	Renovate a former school into a senior center and develop 90 senior apartments on adjacent City owned land	90 units	Department of Community Development, Redevelopment Agency
		Shared Housing	Accommodate from 10-20% seniors in the shared housing program	Accommodate 18-35 seniors in this program	Shared Housing non-profit organization in north San Mateo County
		Apartment Hotel for the Elderly	Development of an apartment hotel for the elderly in the urban center	20-40 units	Department of Community Development & Building Division
- Handicapped, 64 units from 1984-89	9	Removal of Handicapped Barriers	Increase accessibility to single and multiple family residential structures for handicapped	Not Quantifiable	Building Division
- Large Families, 64 units from 1984-89	9	Larger unit development in multiple family projects	Develop at least 13% of new multiple family units to accommodate large families	64 units	Department of Community Development
- Families with Female Heads of Household, 111 units from 1984-89	9	Shared Housing	Accommodate from 10-15% families with female heads of households in the shared housing program	Accommodate 18-26 low and very low income families with female heads of household in this program	Shared Housing non-profit organization in north San Mateo County

TABLE H-31 SOUTH SAN FRANCISCO FIVE-YEAR HOUSING PROGRAM SUMMARY

PROBLEM	POLICY NUMBER	ACTION PROGRAM	QUANTIFIED PROGRAM OBJECTIVES	FIVE-YEAR EXPECTED RESULTS	AGENCY/OFFICIAL RESPONSIBLE FOR IMPLEMENTATION
Remove governmental constraints to housing development	7	Second Units	Accommodate from 10-15% families with female heads of household in the second unit program	Accommodate 15-22 low and very low income families with female heads of household in the program	Private sector rental process
		New market rate multiple family housing affordable by households with moderate incomes	Accommodate from 15-16% families with female heads of household in new market rate multiple family housing	Accommodate 63-78 moderate income families with female heads of household in this program	Private sector rental/sale process
	7	Mixed uses in commercial and office zoning districts	Develop 20-30 new residential units in commercial and office districts	20-30 units	Department of Community Development & Building Division
	7	Manufactured Housing/ Mobile Home Parks as defined in the California Health & Safety Code section	<p>Permit development of individual manufactured housing units mobile homes in certain single family neighborhoods. Regulate exterior appearance to achieve compatibility with neighborhood.</p> <p>Encourage the establishment of manufactured housing mobile home park at the following sites:</p> <ul style="list-style-type: none"> - East side of El Camino Real to Colma Creek between Hickey Blvd. and Chestnut Avenue 		

TABLE H-31 SOUTH SAN FRANCISCO FIVE-YEAR HOUSING PROGRAM SUMMARY

PROBLEM	POLICY NUMBER	ACTION PROGRAM	QUANTIFIED PROGRAM OBJECTIVES	FIVE-YEAR EXPECTED RESULTS	AGENCY/OFFICIAL RESPON- SIBLE FOR IMPLEMENTATION
Need to conserve and rehabilitate an estimated 500-750 housing units in varying degrees of sub-standard condition. This need is based on indicators from the 1980 U.S. Census. The City should conduct an updated survey to more accurately identify the problem.	3, 13, 16	Factory Built Housing	Accommodate on any lot in City	Not quanti- fiable	Building Division
		Remodeling and improvement of existing units by the private sector	Rehabilitation and improve- ment of an average of 200 units per year	1000 units rehabilitated	Department of Com- munity Development, Building Division
		Participation in the San Mateo County-administered Housing Rehabilitation Program	Rehabilitation of 12-14 single family dwelling units by 1990	10-12 units rehabilitated	Department of Com- munity Development & Building Divisions, San Mateo County Housing Division
		Commercial Multiple-Family and Mix-Use Rehabilitation	Rehabilitate up to 10 units of multiple family housing by 1990	8 units Rehabilitated	Department of Com- munity Development & Building Divisions, San Mateo County Housing Division
		Forest Homes Mobile Home Park Renovation	Provide various site improvements, seismic hold-downs, landscaping, driveways and relocation assistance for 30 low and moderate income households	30 units Rehabilitated	Department of Com- munity Development & Building Divisions, San Mateo County Housing Division

TABLE H-31 SOUTH SAN FRANCISCO FIVE-YEAR HOUSING PROGRAM SUMMARY

PROBLEM	POLICY NUMBER	ACTION PROGRAM	QUANTIFIED PROGRAM OBJECTIVES	FIVE-YEAR EXPECTED RESULTS	AGENCY/OFFICIAL RESPONSIBLE FOR IMPLEMENTATION
Promotion of Housing Opportunities for all persons	4, 6	Airport Noise Insulation Program	Assist above moderate, low and moderate income homeowners to install noise insulation in units adversely impacted by airport noise	Provision of up to \$1,000,000 in funds for noise insulation	Department of Community Development, & Building Divisions
		Concentrated neighborhood strategy	Rehabilitation of 15-25 units per year beginning in FY 1984-85. Selected improvement of inadequate infrastructure in Census Tracts 6021 and 6022	75-125 units Rehabilitated	Department of Community Development, Building & Planning Divisions
		Housing Referral	Provide knowledgeable housing referral to citizens	Provided needed service	Department of Community Development
		Maintenance of Current Housing Records	Maintain records for reference by Planning Commission, City Council, staff and citizens	Provide needed statistics	Department of Community Development
		Promotion of Housing Policy	Attainment of Housing Objectives	Provide needed service	Department of Community Development
Loss of affordable rental units through conversion of apartments to condominiums	21	Condominium Conversion Limitation	Prohibit Condominium conversions when rental vacancy rate is low	Conservation of affordable rental units	Department of Community Development

Continued Support for Construction of Market Rate Quality Housing Units
for Above Moderate and Moderate Income Households

This program is designed to support the market function of constructing new market rate housing units for above moderate and moderate income households at a rate which will help meet the current and projected housing needs. During the decade from 1970 to 1980 housing was produced in South San Francisco at an average rate of about 375 units per year. Housing production slowed substantially during the early 1980's due to adverse financial conditions and a nationwide economic recession.

YEAR	NEW UNITS ADDED*	
	SINGLE FAMILY	MULTIPLE FAMILY
1980	168	43
1981	74	12
1982	1	5
1983	60	140

* New construction less demolitions

Source: South San Francisco Building Division

It is expected that new housing starts will increase in response to more favorable economic conditions during the balance of the decade. While the quantity of units produced will probably not reach the average experienced in the 1970's, it should approach two-thirds to three-quarters of that rate. An average net production rate of from 250 to 280 units per year from 1984-90 will yield from 1,500 to 1,680 new units. These added to the net 506 units produced from 1980-83 would result in a total of 2,006-2,186 units added to the City's housing stock in the decade 1980-90. This estimated result compares favorably with the projected need of 2,166 units during the same 10 year period.

Division of housing units into the various categories affordable to the several income groups (e.g above moderate, moderate, low and very low) can be projected based on 1980 conditions and anticipated future construction trends. In 1980 63.5 percent of the occupied housing units in South San Francisco were owner-occupied and 37.5 percent were renter-occupied. Trends point to continued production of a high percentage of single family, townhouse and condominium units which are generally designed for owner occupancy. However, as a practical matter about 30-40 percent of townhouses and condominiums are investor owned and rented. As a result, it is expected that a slightly higher percentage of newly constructed units will be owner-occupied than existed in 1980. An average ratio of 65 percent owner-occupancy and 35 percent renter-occupancy is estimated to occur between 1980-90.

In 1980 moderate income households lived in 18.7 percent of the owner-occupied units. Above moderate income households lived in 74.2 percent of the owner-occupied units. The remaining owner-occupied units provided residents for low and very low income households and accounted for 7.1 percent of the units. For projection purposes, it is estimated that new owner-occupied market rate housing units will be provided at a ratio of 80 percent for above moderate income households, 20 percent for moderate income households and none for low and very low income households.

Traditionally, many moderate and most low and very low income households have lived in rental housing units. In South San Francisco the following percentages of rental units were occupied by the various income groups in 1980: very low - 48.9 percent, low - 38.9 percent, and moderate/above moderate - 12.2 percent. It is estimated that this ratio will change dramatically and new renter-occupied market rate housing units produced from 1980-90 will only be affordable to households of moderate incomes and above.

SUMMARY: PROJECTED MARKET RATE HOUSING UNITS ADDED TO SOUTH SAN FRANCISCO HOUSING STOCK, 1980-90

	INCOME DIVISIONS			
	UNITS	ABOVE MODERATE	MODERATE	LOW/ VERY LOW
Owner-Occupied (65%)	1304-1421	1043-1137	261-284	0
Renter-Occupied (35%)	<u>702- 765</u>	<u> </u>	<u>702-765</u>	<u>0</u>
TOTAL (100%)	2006-2186	1043-1137	963-1049	0

Shared Housing Program

The shared housing program seeks placement of individuals or small households needing housing with people who have excess space in their home and desire or are willing to share that space. This program is sponsored by a non-profit organization (Human Investment Providers, Inc.: Shared Homes) that arranges for the placement of seniors, students and other individuals and small households needing housing with other individuals who have housing available and wish to accept a boarder. The organization maintains a list of both those people who have available space and those who need to rent or otherwise obtain housing in the community. The City supports this program through the following action.

- A. City support and approval of the program through adoption of a formal resolution of support.
- B. City participation in funding to be used for provision of limited office space, telephone, advertising and information dissemination about the program.

The shared housing program was established to serve the north San Mateo County cities. South San Francisco contributed \$1,000 to the project in the 1983-84 fiscal year. The active program has resulted in the placement of about 15 applicants in the City from 7/1/83 to 1/31/83.

Second Housing Units

This program involves the creation of second housing units when made an integral part of a single family residence. In South San Francisco, a second unit is defined as "a separate, complete housekeeping unit with kitchen, sleeping, and full bathroom facilities and which is located on the same parcel or lot as the primary unit." It includes provisions for living, sleeping, cooking and sanitation within the main residence. The City has amended its Zoning Ordinance to provide that second units may be permitted upon the issuance of a Conditional Use Permit providing unit meets the following specific standards. In general those include:

- A. The unit is compatible with design of the main unit and the surrounding neighborhood.
- B. The second unit is attached or within the primary unit.
- C. The second unit shall not contain an area in excess of 640 square feet.

- D. A minimum lot size of 5,000 square feet is required in order to allow the development of a second unit.
- E. Additional off-street parking on the site shall be provided on the basis of one space for each second dwelling unit in addition to any off-street parking spaces required for the primary unit.

Density Bonus for Inclusion of Low and Moderate Income Units

The California Government Code Section 65915 requires cities to grant certain density bonuses or provide other incentives of equivalent value to housing developers providing low and moderate income housing units within their projects. Specifically the density bonuses required are:

- 1. A 25 percent density increase when at least 25 percent of the total units in the development are for persons and families of low or moderate income.
- 2. A 25 percent density increase when at least 10 percent of the total units in the housing development are for lower income households.

The density increase is at least 25 percent over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan. The City will establish procedures for implementing the density bonus provisions. Implementation to occur during the five-year Program.

Small Units for One Person Household in Central Business District

The City is encouraging private developers to construct or add small residential units above commercial facilities in the Central Business District. These units would be primarily for one person households and directed toward providing housing for persons of low and moderate incomes. It is anticipated that a number of the units would be occupied by seniors or possibly female heads of household with one small child. It is anticipated that approximately 20 new small units would be developed in the Central Business District by 1990. The Department of Community Development would be responsible for encouraging developers to construct or add these small units in conjunction with commercial facilities.

Housing Revenue Bond Program

South San Francisco participates with San Mateo County in its Housing Revenue Bond program. That program provides below market rate interest loans to sponsors of low and moderate income housing at various locations in the County. The City has adopted a resolution of participation with San Mateo County. Project sponsors may submit proposals to the County Department of Housing Development for review and approval. Commitments are issued on a competitive basis.

Higher Density Provisions for Senior Housing

Development of senior housing in South San Francisco is supported by General Plan policies and Zoning Ordinance provisions which provide higher density for senior housing projects. This program allows densities of up to 50 units per acre for senior housing projects in multiple family districts. The concept is designed to encourage the development of senior housing in higher density areas close to shopping and transportation. This program is supported by Policy No. 25 in the Land Use element.

Magnolia Center Senior Project

This project involves renovation of a former school auditorium into a multi-purpose or senior citizen center in conjunction with the development of approximately 90 new housing units on adjacent property owned by the City of South San Francisco. This is planned as a redevelopment project with a portion of the Feasibility Study to be funded by Community Development Block Grant funds.

Larger Unit Development in Multi-Family Projects

This program focuses on City encouragement of private developers to provide a portion of newly constructed multiple family units for large families. The City staff will encourage development of at least 13 percent of new multiple family units of sufficient size to accommodate large families.

It is projected that approximately 120 new units per year would be developed for low and very low income households using redevelopment funds. Five percent of those units will be developed to accommodate larger families.

This program should result in the creation of from 50 to 55 new units for large families by 1990.

Continued City Support for Housing Authority's Public Housing Rental Program

The South San Francisco Housing Authority has rehabilitated 40 units and added 40 new units to its Public Housing Project. No additional units are planned in the future. The City will continue to support the Housing Authority's Public Housing Rental Program by cooperating with the Authority in such areas as unit rehabilitation. While no new units would be generated, the existing 80 affordable units will continue to be operated. The Housing Authority has the potential for developing an additional 20 units although no plans for such development currently exists.

Section 8 Housing Support

South San Francisco will continue to support San Mateo County's Federal Section 8 Housing Assistance Program provided through the Department of Housing and Urban Development (HUD). Through this program existing and new rental units can be made affordable to low income households. The difference between market rate rents and what a family can pay is paid to the landlord by the program funds. Allocation of funds to a community is dependent on HUD criteria and local interest. Approximately 160 Section 8 units are currently existing in the City.

Support Development of an Apartment Hotel for the Elderly

The City supports the development of an apartment hotel for elderly citizens of South San Francisco. This would be a privately developed or rehabilitated structure in the urban center designed specifically to meet the needs of the elderly. Assistance could be obtained through several Federal or State programs, (e.g. Section 202 Funds, Community Development Block Grant program). Availability of funds is dependent upon programs selected and local interest. A potential yield of 20-40 units is anticipated.

Mixed Uses in Commercial and Office Zoning Districts

This program will encourage housing uses on upper floors in commercial and office zoning districts. Sections of the Zoning Ordinance pertaining to commercial and office development permit residential uses on the same site secondary to established commercial and office uses. Maximum densities of 30 units per acre should be allowed in these areas. Adequate off-street parking must be provided; however, there may be opportunities for time share of parking facilities.

Manufactured Housing/Mobile Homes and Factory Built Housing

The General Plan Land Use element contains policies supporting the development of manufactured housing/mobile homes and factory built housing on conventional single family lots and within planned mobile

home park developments. Manufactured homes/mobile homes and factory built homes provide a significant opportunity for the creation of affordable housing units. Where individual manufactured/mobile home units and factory built homes are allowed in single family residential areas, the exterior appearance of these units should be compatible with the residential structures in the surrounding area. New manufactured housing/mobile home parks should be allowed on the periphery of the existing residential areas. One specific site that may be appropriate for this type of housing is on the east side of El Camino Real north of Chestnut Avenue and south of Hickey Boulevard.

Removal of Handicapped Barriers

All new multiple residential structures in the City of South San Francisco are required to be accessible to the handicapped as provided in the 1979 edition of the Uniform Building Code. The City enforces these provisions through plan review by the Building Department. This will help increase the supply of residential units accessible to the handicapped through new construction. In addition, any condominium conversions allowed in the City are required to meet current building code standards which include provisions for handicapped access. Although conversions occur on a limited basis, this provision requires upgrading of older buildings, making them more accessible to the handicapped.

Philanthropic Organization Housing Development

A local service club has developed and operates a 181 unit project for the elderly in Census Tract 6024. This project provides assisted housing for elderly residents of the community. The service club proposes to construct an additional 54 unit project between Ponderosa School, Blodin Way and Constitution Way. The project would be primarily for low and very low income senior citizens and would be operated on the same basis as the existing project.

Potential Mixed Use Development East of U.S. 101

The potential for mixed office, commercial and residential uses exist in some areas east of U.S. 101. While uses in this area have traditionally been oriented to business and industry, there has been some expression of interest in developing quality, higher density housing in a mixed use setting. This would help provide housing for the large employment base in this area.

Remodeling and Improvement of Existing Units

Considerable remodeling, rehabilitation and improvement of existing housing units within the community has occurred over the past decade. This trend is expected to continue to provide South San Francisco residents with a means of improving their housing opportunities without acquiring new housing. The action involves city encouragement of the remodeling and improvement of existing units. In this way the city will be acting to remove governmental constraints by listing resources, facilitating relations with local business, etc., and will therefore increase affordable housing opportunities using the current housing stock. The city will also enforce energy conservation requirements and encourage the use of energy conservation techniques in remodeling, rehabilitation and improvement of existing housing where building permits are required.

San Mateo County - Administered Housing Rehabilitation Program

South San Francisco participates with San Mateo County in a county-wide housing rehabilitation program. The program is funded by Community Development Block Grant funds. The city has requested a \$100,000 allocation for fiscal years 1984-87 to rehabilitate from 6 to 7 single family dwelling units. It is anticipated that a similar number of units would be rehabilitated during the fiscal years 1987-90. The primary responsibility for the program would be vested in the San Mateo County Housing Division.

Commercial, Multiple Family and Mixed-Use Rehabilitation Program

South San Francisco has requested funds for the rehabilitation of commercial, multiple family and mixed-use structures through the Community Development Block Grant program administered by San Mateo County. If funds are granted, the County would administer the program through its Housing Rehabilitation program. Funding is anticipated on a case-by-case basis. It is anticipated that up to 10 units of multiple family housing can be rehabilitated by 1990. Primary responsibility for the program would be vested with San Mateo County Housing Division.

Forest Homes Mobile Home Park Renovation

This is a specific program with the objective of renovating and improving an existing mobile home park. The objective of the project is to provide various site improvements, seismic hold-down, landscaping, driveways, relocation expenses and substandard building demolition to provide standard housing in this mobile home park for 30 low and moderate income households.

The project will be funded over a two year period. A portion of the funds will come from Community Development Block Grant sources and a portion will be the responsibility of the property owner.

Airport Noise Insulation Program

The city has established a program to assist homeowners in the installation of noise insulation in units adversely affected by airport noise. This is a broad based project for all income levels designed to reduce aircraft associated noise impacts inside residences. The noise insulation program will have a beneficial side effect of providing energy conservation in a large area of the city. The first phase of the program is funded with \$1,000,000 (\$800,000 from federal funding and \$200,000 from local sources including the City and County of San Francisco, P.G.&E ZIP loans and other sources). A portion of the program is designed to assist low and moderate income homeowners. Approximately \$30,000 will be obtained from Community Development Block Grants to be used as matching funds to assist low and moderate income homeowners in the insulation program. It is anticipated that Block Grant funds would pay for 80 percent of the cost and the low and moderate income property owner would be responsible for the remaining 20 percent of the cost. This project is conducted pursuant to the Aviation Safety and Noise Abatement Act of 1979 (Section 49 USC 2101 et seq). It is anticipated that future phases of the program will result in additional noise insulation in impacted areas.

Concentrated Neighborhood Strategy

The City will designate and apply for future CDBG or other funds for concentrated neighborhood strategy area projects for areas in need of housing rehabilitation, open space and/or capital improvements. This program is designed to provide a concentrated effort to rehabilitate and upgrade existing residential neighborhoods needing various housing capital improvements, rehabilitation and other related improvements. The program will be utilized in the existing CDBG target area which generally includes Census Tracts 6021 and 6022. Typical activities may include the following:

- A. Provision of new and rehabilitated affordable housing units.
- B. Encouraging the creation of a non-profit housing development corporation by private interests to aid in financing and implementation of projects.
- C. Provision of public improvements such as recreation, landscaping and utilities.
- D. Elimination of handicapped barriers.

The Planning and Building Division staff will be responsible for the

promotion and implementation of the program. Partial funding sources are varied but include HCDA funds, Section 8 funds, Gas Tax, local funds and Redevelopment Agency funds. New unit generation is dependent upon availability of financing and property owner interest. Emphasis of the program is on rehabilitation. It is estimated that 15-25 units per year can be improved.

Support of Non-Discrimination in Housing

The city supports the concept of nondiscrimination in housing. While the city does not have the resources to actively enforce nondiscriminatory housing laws, persons requesting information or assistance relative to their housing discrimination complaints shall be referred to the County Community Services Department and provided with State and Federal printed information concerning fair housing laws, rights and remedies available to those who believe they have been discriminated against.

Condominium Conversion Limitation

Conversion of apartments to condominium ownership adversely affects the number of affordable rental units available within the community. Chapter 19.80 of the Municipal Code highlights several social problems created by conversion. This Chapter prohibits conversions unless an acceptable vacancy rate in multiple family projects is achieved. This provision has reduced the number of condominium conversions and will help retain the City's existing rental stock. This rental housing stock provides a substantial source of housing for low and moderate income families.

Housing Referral Program

A listing of major agencies and organizations participating in housing related activities including address, telephone and brief description of their function will be maintained by the Department of Community Development and provided to city departments (particularly City Clerk, Police and Building Division) for distribution to the public on request. Among the referrals listed will be the South San Francisco Housing Authority, San Mateo County Housing Authority, Realty Board, Chamber of Commerce and housing counseling organizations.

Maintenance of Current Housing Records

The Department of Community Development will maintain the following records:

- A. Maintenance of construction activity records is an ongoing program of the Building Division. A monthly record of building permits by unit type (single or multiple) is kept and an annual

summary of condominium units and mobile home units is available.

- B. A master list of total housing units and estimated population city-wide will continue to be maintained by the Department of Community Development and updated annually using the monthly Building Division records.
- C. The Planning staff will maintain a list of housing needs taken from the General Plan Housing Element and provide an up-to-date record of needs attainment for use by the Planning Commission and City Council in reviewing new development proposals. The Planning Commission will request information about anticipated rent schedules and sales prices from project proponents to facilitate the needs attainment determination. Current HUD income schedules will be used to establish median income for comparison with project rental and/or sales information.

Promotion of Housing Policy

At the time first contact is made with City staff, developers will be alerted by the Department of Community Development to the City's desire to provide a wide range of housing costs including units affordable to lower income house holds. Particular attention will be paid to sites meeting the locational criteria for non-market housing set forth in the Housing Element. During the initial discussions with staff, during the environmental review process and during the review of project proposals by the Planning Commission and City Council attention will be given to methods of reducing housing costs including the methods listed below:

- A. The floor area of some units might be reduced where it is deemed appropriate due to increased single person households, reduced family size and greater occupancy by elderly people.
- B. Extra amenities of some units such as convenience bathrooms, family rooms, large patios or decks and dens might be eliminated.
- C. Opportunities to utilize modular construction will be considered.
- D. Opportunities to reduce costs of common facilities in some condominium projects might be possible when projects locate near public park and recreation facilities.

Statutory Requirements : Citizen Participation

California Government Code section 65583(c) requires that the local government make a diligent effort to achieve public participation of

all economic segments of the community in the development of the housing element, and the program shall describe this effort.

Citizen Involvement

Citizen involvement in the preparation of the South San Francisco Housing Element was accomplished through the process of Planning Commission study sessions (1978-79) and Planning Commission and City Council public hearings (1981). Planning Commission and City Council public hearings were conducted during this 1984 update process. These hearings were widely publicized in an effort to obtain input from the diverse income groups in the community.

Statutory Requirements : Housing Sites to be Made Available

California Government Code section 65583(c)(1) requires a housing element to contain an identification of adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing and mobile homes, in order to meet the community's housing goals.

Identification of Adequate Housing Sites

Adequate sites to be made available for housing in South San Francisco are identified in Table H-32. The identified sites have the potential for development with 2932-3122 dwelling units. Some sites will require rezoning which may be accomplished by city or developer initiation. All sites have most public facilities and services available but need extensions into the property.

TABLE H-32 IDENTIFICATION OF ADEQUATE SITES TO BE MADE AVAILABLE FOR HOUSING

SITE LOCATION	POTENTIAL UNIT GENERATION	CENSUS TRACT	EXISTING ZONING OR REZONING REQUIRED	NEW DEVELOPMENT STANDARDS REQUIRED	PUBLIC FACILITIES & SERVICES	HOUSING TYPE AVAILABILITY	APPROPRIATE FOR:			
							INCOME LEVEL	RENTAL	FACTORY- BUILT	MOBILEHOMES
Between Ponderosa School, Blondin Way & Constitution Way	125	6024	R-3	None	Available	Multiple Family	Moderate, Low & Very low	Yes	No	No
South Slope of San Bruno Mountain	745		Terra Bay Specific Plan Zone Dist.	None	Some off-site improvements required	Townhouse, multiple family	Above moderate	Yes	No	No
Unincorporated area on El Camino Real near Hickey Blvd.	354	6018	Annexation & Rezoning to PC	Required to support rezoning	Extension into site required	Single family, multiple family townhouse	All levels	Yes	No	No
Carter Park 1 & 2; east of I-280, West of Carter Dr.	132	6026	PC-R-3	None	Available	Multiple family	All levels	Yes	No	No
Parkway School Site east of Chestnut, north of Tamarac	64	6020	R-1	None	Available	Single Family	Above moderate	No	Yes	No
Magnolia Center; southwest corner of Grand Avenue & Magnolia Avenue	90-150	6022	R-3	None	Available	Multiple Family	Moderate, Low & very low	Yes	No	No
West side of Chestnut Ave. from Hillside Blvd. to Grand Ave; East side of Willow between Grand Ave. and Miller	240	6019	RPD-10 R-1 & RPD 40	None	Available	Single Family, Townhouse & multiple family	All levels	Yes	Yes	Yes

TABLE H-32 IDENTIFICATION OF ADEQUATE SITES TO BE MADE AVAILABLE FOR HOUSING (continued)

SITE LOCATION	POTENTIAL UNIT GENERATION	CENSUS TRACT	EXISTING ZONING OR REZONING REQUIRED	NEW DEVELOPMENT STANDARDS REQUIRED	PUBLIC FACILITIES & SERVICES	HOUSING TYPE AVAILABILITY	APPROPRIATE FOR:			
							INCOME LEVEL	RENTAL	FACTORY- BUILT	MOBILEHOMES
Stonegate Ridge Units 5 & 6	155	6020	P-C	None	Available	Multiple Family	Above Moderate & Moderate	Yes	No	No
Southeast of Ridge- view Court	17	6020	P-C	None	Available	Townhouse	Above Moderate & Moderate	Yes	No	No
North side of San Bruno City Limits between Westborough Blvd. & Oakmont Drive	80	6025	-R-1- Rezoning to PC	Required to support zoning	Available	Single family, townhouse	Above moderate	Yes	No	No
Southwest side of Appian Way to Gellert Blvd.	109	6025	R-3	None	Available	Multiple Family	Above Moderate & Moderate	Yes	No	No
Between Oak Ave. and Chestnut Ave. near Mission Road	98	6019	-C-0- Rezoning to PC-R3	Required to support zoning	Available	Multiple family	All levels	Yes	No	No
West side of Willow Ave. near Bruco Way	18	6019	R-1	None	Available	Single Family	Above Moderate & Moderate	Yes	Yes	No
Southwest corner of Oak Avenue & Grand Avenue	66	6019	R-3	None	Available	Multiple Family	All levels	Yes	No	No
Mission Road Area	276-333	6019	-Varies- Rezoning to PC	Required to support zoning	Available	Single or multiple family	Moderate, low & very low	Yes	No	No

TABLE H-32 IDENTIFICATION OF ADEQUATE SITES TO BE MADE AVAILABLE FOR HOUSING (continued)

SITE LOCATION	POTENTIAL UNIT GENERATION	CENSUS TRACT	EXISTING ZONING OR REZONING REQUIRED	NEW DEVELOPMENT STANDARDS REQUIRED	PUBLIC FACILITIES & SERVICES	HOUSING TYPE AVAILABILITY	APPROPRIATE FOR:			
							INCOME LEVEL	RENTAL	FACTORY- BUILT	MOBILEHOMES
El Camino Real north of Westborough Blvd.	275-345	6019	-Varies- Rezoning to PC	Required to support zoning	Available	Single or multiple family	Moderate, low & very low	Yes	Yes	Yes
Linden/Pine; northeast corner	14	6021	-C-2- Rezoning to R-3	None	Available	Multiple family	Moderate, low & very low	Yes	No	No
Lux Ave. west of Linden	11	6022	R-3	None	Available	Multiple family	Moderate, low & very low	Yes	No	No
Linden/California; northwest corner	7	6021	-C-2 Rezoning to R-3	None	Available	Multiple family	Moderate, low & very low	Yes	No	No
Commercial/Orange, northwest corner	7	6022	R-2	None	Available	Townhouse, multiple family	Moderate, low & very low	Yes	Yes	No
Commercial Ave. west of Orange	17-20	6019	R-2	None	Available	Townhouse, multiple family	Moderate, low & very low	Yes	Yes	No

Statutory Requirements : Program Contents

California Government Code sections 65583(c)(2),(3),(4), & (5) require housing element programs to do all of the following:

- . Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- . Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- . Conserve and improve the condition of the existing affordable housing stock.
- . Promote housing opportunities for all persons regardless of race, religion, marital status, ancestry, national origin, or color.

Housing Program Contents

Each of South San Francisco's housing programs is designed to accomplish one or more statutory objectives. The objectives supported by each program are identified in Table H-33.

TABLE H-33 HOUSING PROGRAMS RELATED TO STATUTORY OBJECTIVES

PROGRAM	Develop adequate housing for low & moderate income households	Remove governmental constraints	Conserve & improve existing housing stock	Promote housing opportunities
1. Continued Support for Construction of Market Rate Quality Housing Units for Above Moderate and Moderate Income Households	x	x		
2. Shared Housing	x			
3. Second housing Units	x			
4. Density Bonus for Inclusion of Low and Moderate Income Units	x	x		
5. Small Units for One Person Households in Central Business District	x	x		
6. Housing Revenue Bonds	x			
7. Higher Density Provisions for Senior Housing	x	x		
8. Magnolia Center Senior Project	x			
9. Larger Unit Development in Multi-Family Projects	x			
10. Continued Support for Housing Authority's Public Housing Rental Program			x	
11. Section 8 Housing Support			x	

TABLE H-33 HOUSING PROGRAMS RELATED TO STATUTORY OBJECTIVES (continued)

PROGRAM	Develop adequate housing for low & moderate income households	Remove governmental constraints	Conserve & improve existing housing stock	Promote housing opportunities
12. Support Development of an Apartment Hotel for the Elderly	x	x		
13. Mixed Uses in Commercial and Office Zoning Districts	x	x		
14. Manufactured Housing and Mobil Home Parks	x	x		
15. Removal of Handicapped Barriers		x		
16. Remodeling and Improvement of Existing Units			x	
17. San Mateo County-Administered Housing Rehabilitation Program			x	
18. Commercial, Multiple Family and Mixed-Use Rehabilitation			x	
19. Forest Homes Mobile Home Park Renovation			x	
20. Airport Noise Insulation			x	
21. Concentrated Neighborhood Strategy			x	
22. Support of Non-Discrimination in Housing				x

TABLE H-33 HOUSING PROGRAMS RELATED TO STATUTORY OBJECTIVES (continued)

	Develop adequate housing for low & moderate income households	Remove governmental constraints	Conserve & improve existing housing stock	Promote housing opportunities
23. Condominium Conversion Limitation			x	
24. Housing Referral Program				x
25. Maintenance of Current Housing Records		x		x
26. Promotion of Housing Policy	x	x	x	x

HOUSING ELEMENT REVIEW

Statutory Requirements : Periodic Review

California Government Code section 65588 requires each local government to review its housing element as frequently as appropriate to review all of the following:

- A. The appropriateness of the housing goals, objectives, and policies contributing to the attainment of the State housing goal.
- B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- C. The progress of the City in implementation of the housing element.

The housing element must be revised as appropriate, but not less than every five years, to reflect the results of this periodic review, except that the first revision shall be accomplished by July 1, 1984.

Appropriateness of Housing Goals, Objectives and Policies

In adopting this housing element amendment the City of South San Francisco finds that its housing goals, objectives and policies are appropriate in contributing to the attainment of the State housing goal in that:

- A. They support increased housing availability through making adequate sites available, support of new housing construction and the use of innovative techniques such as shared housing, mixed land uses, factory-built and manufactured housing.
- B. They support early attainment of decent housing and a suitable living environment for families of the community through making adequate sites available, new housing construction, housing rehabilitation and conservation programs.
- C. They support attainment of the State housing goal through cooperation of the governmental and private sector to expand housing opportunities and accommodate the housing needs through rezoning efforts, density bonuses, mixed land uses, housing revenue bonds and rehabilitation programs.
- D. They support the provision of housing affordability to low and moderate income households through new single family and multiple

family housing construction, use of factory-built housing and mobile homes, creating of second units and shared homes, construction of senior housing and other specific methods.

- E. They support the responsibility to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community through site availability, new housing construction, housing conservation and rehabilitation.

Housing Element Effectiveness

In adopting this housing element amendment the City of South San Francisco finds that while its existing housing element has been an effective tool in the attainment of South San Francisco's housing goals and objectives, this amendment will expand its effectiveness by providing greater detail in program description, updated information concerning the availability of certain programs and reflect changed conditions since its original adoption.

Housing Element Implementation Progress

In adopting this housing element amendment the City of South San Francisco finds that significant progress has been made in the implementation of its housing element in that:

- A. 135 single family units and 157 multiple family units have been constructed since its adoption.
- B. An estimated 600 units have been conserved or rehabilitated since its adoption.
- C. An additional 60 units (103 percent increase) have been occupied by low and moderate income households in South San Francisco using the federally sponsored Section 8 Program.
- D. The City has begun participation in the shared housing program with 21 new occupants in South San Francisco accommodated in a period from June 1, 1983 to January 31, 1984.
- E. The City has adopted a second unit ordinance providing for the creation of second dwelling units in single family zoning districts.
- F. The City is in the process of instituting the airport noise insulation program which will benefit residents of all income levels and will provide the beneficial side effect of energy conservation.

EXHIBIT "B"

RESOLUTION NO. 155-83

CITY COUNCIL , CITY OF SOUTH SAN FRANCISCO , STATE OF CALIFORNIA

A RESOLUTION ACCEPTING THE TOTAL HOUSING NEEDS
NUMBER IN THE ABAG HOUSING NEEDS REPORT , AND
REJECTING THE INCOME DISTRIBUTION ALLOCATIONS

WHEREAS , the Association of Bay Area Governments is the council of governments (hereinafter "ABAG") under the Joint Exercise of Powers Act (Section 6500 et seq. of the Government Code) for the San Francisco Bay Area; and

WHEREAS , each council of governments is required by Section 65584 of the Government Code (hereinafter "Section 65584") to determine the existing and projected housing needs for its region; and

WHEREAS , each council of governments is further required to determine each city's and county's share of the regional housing needs; and

WHEREAS , ABAG's staff has prepared and circulated, for public review and comment, a draft Housing Needs Report meeting the requirements of Section 65584; and

WHEREAS , the Housing Needs Report was approved by the ABAG Work Program and Coordination Committee for the purpose of beginning the official review and revision of the determinations contained therein; and

WHEREAS , ABAG's staff have worked with the staff of the City of South San Francisco to ensure that the most complete and reliable information has been used in the determination of housing needs for this jurisdiction; and

WHEREAS , the City of South San Francisco is in accord with the total Housing Needs Report number prepared for the City, which number is 2,166; and

WHEREAS , the City of South San Francisco has reviewed the income distribution allocations prepared by ABAG.

NOW , THEREFORE , BE IT RESOLVED by the City Council of the City of South San Francisco that, pursuant to Section 65584, the City of South San Francisco accepts the total Housing Needs Report number of 2,166 as contained in said Report.

BE IT FURTHER RESOLVED THAT:

1. The City of South San Francisco rejects ABAG's income distribution allocation as contained in the Housing Needs Report; and
2. The City recommends that ABAG approve an income distribution allocation of 0 units for Very Low income households, 129 units for Low Income households, 851 units for Moderate Income Households, and 1,186 units for Above Moderate Income households for the period 1980-1990; and
3. The rejection of ABAG's income distribution allocation is described in the attached report (Exhibit "A"); and
4. Documentation supporting the City's recommended income distribution allocation is described in attached Exhibits "A" and "B", which exhibits are incorporated herein by reference.

I hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of South San Francisco at a regular meeting held on the 19th day of October 1983, by the following vote:

AYES: Councilmembers Ronald G. Acosta, Mark N. Addiego, Emanuele N. Damonte,
Gus Nicolopulos; and Roberta Cerri Teglia

NOES: None

ABSENT: None

ATTEST: /s/ Barbara A. Battaya

The ABAG Housing Needs Report assigns an increase of 2,166 housing units to the city of South San Francisco for the 1980-1990 period to satisfy projected housing needs.

Of these, 2,166 units, 931 (43%) are earmarked for above moderate income households; 477 (22%) for moderate income households; 347 (16%) for low income households; and 411 (19%) for very low income households.

Although the City accepts its responsibilities in meeting regional housing needs and is willing to accept the total housing figure of 2,166 units, it rejects the recommended distribution by income categories as specified in the Reports.

The City recommends that the following alternate Housing Needs figures be approved by ABAG based on 1980 Census information attached to this Resolution and findings specified below:

<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>	<u>Total</u>
0	129*	851**	1,186***	2,166

The City rejects the income distribution proposed by ABAG for the following reasons:

1. The distribution would serve to perpetuate existing patterns of housing inequity in the region. Further, the income allocation would negatively impact the city of South San Francisco by requiring a higher than reasonable proportion of lower income housing units.
2. The distribution is neither practical nor feasible considering present economic conditions (e.g. high interest rates) and limited Federal and State housing subsidies.
3. The distribution is both unfair and inequitable in that cities which have, in the past, done a good job in providing housing for low and moderate income families are being required to do more in the future. Those cities which have, in the past, provided little or no housing for these income groups are being required to make a minimal effort in the future.
4. The distribution is based on arbitrary criteria in that it ignores current policies of the City which seek to upgrade existing housing stock and encourage a higher quality of housing in the City in the future.
5. The distribution ignores the relationship between incomes of households and the current availability of lower cost housing in the Community as documented in the 1980 U.S. Census. (Exhibit "B").

The City understands the practical difficulties associated with devising an income distribution for regional housing needs and encourages ABAG to approve the more equitable distribution herein recommended by the City.

*Fairway Apartments, Goldrick Kest (74 units) and Rotary Club Addition (55 units)

**Based on percentage (41.8%) of total shortfall of Moderate and Above Moderate income housing contained in 1980 Census figures (5182 units). Times 2037 units.

***Based on percentage (58.2%) of total shortfall of Moderate and Above Moderate income housing contained in 1980 Census figures (5,182 units) Times 2037 units.

HOUSEHOLD INCOME/HOUSING COST CORRELATION

The 1980 United States Census reports a 1979 median household income for the nine county Bay Area Region as \$20,607; for San Mateo County as \$23,175; and for the city of South San Francisco as \$22,257. Very low, low, moderate, and above moderate household incomes are calculated as follows.

	Annual Household Income		
	<u>Nine County Region</u>	<u>San Mateo County</u>	<u>South San Francisco</u>
1. Very Low Income (0 - 50% of Median)	\$ 10,304 or less	\$ 11,588 or less	\$ 11,129 or less
2. Low Income (51% - 80% of Median)	10,305 - 16,486	11,589 - 18,540	11,130 - 17,806
3. Moderate Income (81% - 120% of Median)	16,487 - 24,728	18,541 - 27,810	17,807 - 26,708
4. Above Moderate Income (over 120% of Median)	Greater than 24,728	Greater than 27,810	Greater than 26,708

INCOME/COST CORRELATION

Federal and State agencies have established twenty-five percent (25%) of gross household income as a guideline for the maximum amount a household should have to pay for housing. An increase to thirty percent (30%) of gross household income is currently being considered as a more realistic guideline. Income ranges are translated into maximum income available for housing by dividing the total income by 12 (this gives monthly amount) and multiplying by 25 percent.

	Rent or Monthly Mortgage Payment (Up to 25% of Monthly Income)		
	<u>Nine County Region</u>	<u>San Mateo County</u>	<u>South San Francisco</u>
1. Very Low Income	\$ 215/mo.	\$ 241/mo.	\$ 232/mo.
2. Low Income	343/mo.	386/mo.	371/mo.
3. Moderate Income	515/mo.	579/mo.	556/mo.
4. Above Moderate Income	Above \$515/mo.	Above \$579/mo.	Above \$556/mo.

The 1980 Census reveals the following information regarding household income and monthly rents/mortgage payments made in South San Francisco.

Households in City by Income			Available and Occupied Housing Units by Type						Housing Available Housing Needs
Range	Number	% of City	Renter-Occupied		Owner-Occupied		Total	% of City	
			Number	Max. pmnt. per mo.	Number	Max. pmnt. per mo.			
\$0 - \$12,499 (Very Low)	4,098	23.5%	1,669	\$ 249	4,311	\$ 249	5,980	38.4%	(+) 1,882 Units
\$12,500 - \$17,499 (Low)	2,255	12.9%	2,248	349	1,408	349	3,656	23.5%	(+) 1,401 Units
\$18,000 - \$27,499 (Moderate)	5,051	28.9%	1,743	499	1,141	499	2,884	18.5%	(-) 2,167 Units
\$27,500 or more (Above Moderate)	6,063	34.7%	740	500 or more	2,308	500 or more	3,048	19.6%	(-) 3,015 Units
TOTALS	17,467	100.0%	6,400	321/mo. (Median Rent)	9,168	339/mo. (Median Payment)	15,568	100.0%	

The above data seems to indicate that, while 36% of all households in the City are in the "Very Low" and "Low" income category, 62% of South San Francisco's dwelling units are affordable by people in these income categories. It also appears that a large number of households having moderate and above moderate incomes are occupying dwellings which require payment of less than 25% of their monthly incomes. The conclusion which can be reached is that South San Francisco is already providing housing for low income households far in excess of the need for such housing.



staff report

October 19, 1983

TO: The Honorable City Council

SUBJECT: ABAG Housing Needs Report

RECOMMENDATION:

That the City Council adopt the attached Resolution relating to the ABAG Housing Needs Report.

DISCUSSION:

On July 28, 1983, ABAG approved the Housing Needs Determinations report for distribution to Bay Area cities and counties for review and revision.

City action on the housing figures is to be made effective October 28, 1983, the conclusion of the 90-day review period.

Last year the City Council adopted Resolution 31-82 which accepted ABAG's total Housing Need figure but rejected the proposed income distribution allocation. ABAG's current Housing Needs proposal for South San Francisco for 1980-1990 is as follows.

<u>Total</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>
2,166 units	411 units	347 units	477 units	931 units

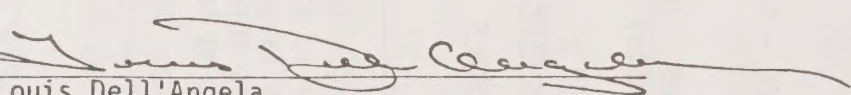
The recommendation contained in the attached Resolution proposes the following Housing Needs allocation based on information contained in attached Exhibits "A" and "B."

<u>Total</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>
2,166 units	0 units	129 units	851 units	1,186 units

The above recommendation should not be construed as a City policy not to increase housing for lower income families in the future. Rather, it is intended to respond to arbitrary dwelling unit needs proposed by ABAG for South San Francisco. The City should, in the future as it has done in the past, continue to encourage and/or construct additional housing for low income families consistent with General Plan policies and subject to the availability of funding. In addition, equal attention should be given to the rehabilitation of existing dwellings in the community.

C. WALTER BIRKELO
City Manager

BY:


Louis Dell'Angela

Director of Community Development

CWB:LD'A:JS

Attachments

U.C. BERKELEY LIBRARIES



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